



Poppy Cottage, Northwold Thetford IP26 5LS

welcome to

Thetford Road, Northwold Thetford

Welcome to POPPY COTTAGE! A charming home situated in A SEMI RURAL LOCATION! The property has undergone various IMPROVEMENTS AND UPGRADES whilst retaining the CHARACTER CHARM such as the INGLENOOK FIREPLACE. In addition to this, there is a GARDEN ROOM, workshop/garage and much more to see!

Summary

Nestled in a peaceful semi-rural location, this charming cottage is surrounded by natural beauty, providing a sense of calm and escape while still being conveniently accessible to market towns.

Stepping inside, you'll find a warm and welcoming interior with a host of period features, including an impressive inglenook fireplace that forms the heart of the cosy living area - perfect for crackling fires on winter evenings. Recently updated with an oil-fired boiler, the cottage benefits from reliable and efficient heating throughout, making it comfortable year-round.

A delightful garden room extends from the main living space, offering a bright and tranquil spot to relax, entertain, or enjoy views of the surrounding garden in every season. Bathed in natural light, this versatile room serves as an ideal place for morning coffee or peaceful reading afternoons.

Outside, the property boasts a beautifully arranged cottage-style garden, brimming with character & charm. Designed with both ornamental planting and productivity in mind, it features a range of established beds & borders, perfect for growing a wide variety of fruits & veg. Whether you dream of cultivating your own fresh produce or simply enjoying the bursts of colour throughout the year, this garden offers a true connection to the outdoors.

Overall, this cottage offers a harmonious balance of traditional appeal, modern upgrades & a semi-rural setting that invites you to slow down and savor life's simple pleasures!

Side Porch

15' 1" x 5' 10" (4.60m x 1.78m)

A welcoming space, ideal for leaving coats and boots. Door to front, electric radiator. Door to side courtyard which gives access to the garage.

Entrance Hall

With door to front, radiator and understair cupboard. A useful area for more storage capabilities.

Kitchen

14' 6" x 9' 9" max (4.42m x 2.97m max)

Dual aspect window to front and side, wall and base units, space for range cooker, plumbing for washing machine, sink with mixer tap over, radiator, built in fridge and built in freezer.

Dining Room

9' 5" x 9' 7" (2.87m x 2.92m)

A cosy room with window to side aspect, radiator.

Sitting Room

13' max x 14' 11" max (3.96m max x 4.55m max)

With doors to garden room, stairs to first floor landing, feature inglenook fireplace, airing cupboard, two radiators.

Garden Room

14' 9" x 9' 6" (4.50m x 2.90m)

Brick base with uPVC windows, electric radiator. Splendid area with views into the garden.





Landing

Radiator, window to front.

Bedroom One

16' 1" max x 12' max (4.90m max x 3.66m max)
Lovely main room with space for double bed and furniture, radiator.

Bedroom Two

8' 3" max x 5' 10" max (2.51m max x 1.78m max)
Window to front, radiator.

Shower Room

Newly fitted, stylish shower room with walk in enclosure, wash hand basin with mixer tap, WC and heated towel rail, window to front aspect.



Outside

The property can be found shortly after driving past Bulldog Barns, on the shingled lane to the left. As you drive to the bottom of the lane, Poppy Cottage is the last property on the right hand side.

As you approach the property, there is a driveway and newly erected car port which allows multiple vehicles to park. There is also a workshop large enough to house a vehicle and it benefits from having power and lighting.

The garden is well stocked with a variety of shrubs, plants and fruit trees. There is an oil boiler (fitted in 2020), oil tank, two sheds and a greenhouse.

Workshop/Garage

23' max x 18' max (7.01m max x 5.49m max)
There is a partitioned off area within the workshop measuring 11'10 x 4'6 which is ideal for a small office space.



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welcome to

Thetford Road, Northwold Thetford

- Semi Rural Cottage in Popular Village of Northwold
- Two Bedrooms & Two Reception Rooms
- Feature Inglenook Fireplace
- Garden Room with views into Garden
- Newly Fitted, Stylish Shower Room
- Oil Fired Heating (Boiler Installed 2020)
- Beautifully Established Cottage Garden
- Workshop/Garage with Power and Car Port

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

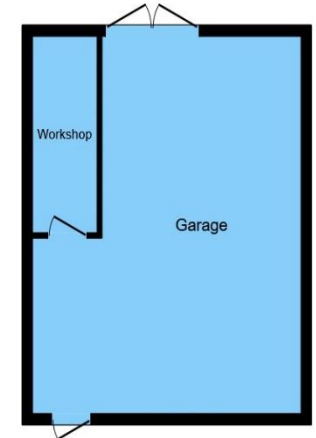
£240,000



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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