



**Walnut Close, Foulden, Thetford, IP26 5AN**



**welcome to**

## **Walnut Close, Foul登, Thetford**

Found towards the end of a cul-de-sac and with stunning open field views to the side, this detached bungalow is bound to impress! Within the popular village of Foul登, there are two good sized bedrooms, spacious rooms, a well-equipped kitchen and a garage with driveway for parking, view now!

### **Summary**

Found tucked away in the quiet Norfolk village of Foul登, this detached bungalow is found towards the end of a cul-de-sac and makes for a perfect buy! Foul登 itself is a short drive from market towns of Brandon, Swaffham and Downham Market where you will find a wide range of amenities, which includes a range of supermarkets, doctors surgeries, shops and main train lines with direct links to Cambridge, Norwich and London.

Sitting towards the end of a cul-de-sac, the property sits on a lovely sized plot and has plenty of outside space with stunning, open field views! And, with a garage and driveway to the front, there is great practicality right from the off too!

Entering in through the side, you're greeted by a welcoming entrance hall, which snakes through the property and branches off to a spacious living room to the front aspect, which offers lovely views, a well-equipped family kitchen, two good sized bedrooms and a family bathroom with a handy separate W.C, which is great for guests!

To the rear, the garden is also of a good size and has been well maintained by the current owners to offer a lovely, versatile space that is great for entertaining and hosting in those warmer months. And, with the continuation of those field views, it is a relaxing oasis too!

Overall, viewing is absolutely essential to truly appreciate what's on offer!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to side, built in storage cupboard, access to the loft space and radiator.

#### **Living Room**

15' 10" x 14' 6" ( 4.83m x 4.42m )

With dual aspect windows to both the front and side and radiator.

#### **Kitchen**

12' 10" x 8' 11" ( 3.91m x 2.72m )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, integrated eye level double oven, integrated hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, breakfast bar, radiator and window to front.

#### **Bedroom One**

12' x 10' 9" plus door recess. ( 3.66m x 3.28m plus door recess. )

With window to rear and radiator.

#### **Bedroom Two**

8' 10" x 14' ( 2.69m x 4.27m )

With window to rear and radiator.

#### **Shower Room**

With shower cubicle with shower attachment over, built in storage cupboard, window to side and heated towel rail.

#### **Separate W.C**

With W.C and window to side.





## Outside

### Front Garden

To the front of the property, there is a lawned front garden with a block paved driveway, providing space for both off road parking and access to:

### Garage

With up and over door to front.

### Rear Garden

To the rear, the garden is enclosed and is also largely laid to lawn with a paved patio area, shingled flower bed and stunning field views to the side.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



**welcome to**

## **Walnut Close, Foulenden, Thetford**

- Detached Bungalow
- Two Good Sized Bedrooms
- Stunning Field Views to Side
- Shower Room with Separate W.C
- Village Location
- Garage and Off Road Parking
- Gorgeous Wrap-Around Garden
- Viewing Essential!

Tenure: Freehold EPC Rating: E

**£230,000**



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](http://www.focalagent.com)

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
BRD110629 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**