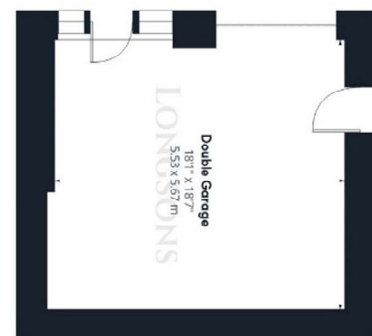




White Gables, 9 White Hart Street, Foulton, Thetford, IP26 5AW

Absolutely superb, refurbished detached barn conversion with four double bedrooms enjoying field views to front and rear in the rural Norfolk village of Foulton. This fantastic property has been finished to a high standard throughout and offers a mix of charm and character along with modern upgrades

Price £700,000 Freehold





Situated in a desirable semi rural location with magnificent field views to front and rear in the Norfolk village of Foulden, Longsons are delighted to bring to the market this absolutely superb substantial, detached four double bedroom barn conversion. This fantastic property is simply oozing with character and offers three reception rooms, utility room, en-suite shower room, double garage, parking for several vehicles, well maintained gardens, multi fuel burner and much much more!

Viewing is highly recommended to appreciate the location and the property on offer!

Briefly, the property offers entrance porch, entrance hall, lounge, sitting/garden room, kitchen/dining room, utility room, cloakroom with WC, four double bedrooms, study, en-suite shower room, family bathroom, double garage, parking, gardens, oil fired central heating and UPVC double glazing.

FOULDEN

Foulden is situated between the market towns of Swaffham and Downham Market, not far from Thetford Forest. It has an active Village Hall with events through out the year. Nearby Oxborough has an excellent Gastro Pub and also Oxborough Hall, a National Trust property. The neighbouring village of Northwold has an active Village Hall and Sports and Social club. Further amenities can be found at the nearby market towns of Downham Market or Swaffham, at Downham Market there is a main line railway station to London Kings Cross.





Entrance Porch

UPVC double glazed entrance door to front aspect, UPVC double glazed windows to front and side aspects, tiles to floor.

Entrance Hall

Stairs to first floor, oak flooring, built in storage cupboard, radiator.

Lounge

29'8" (9.04m) x 17'9" (5.41m)

Large lounge area, feature inglenook style fireplace with inset multi fuel burning stove, oak flooring, UPVC double glazed French doors opening to side seating area, two UPVC double glazed windows to rear aspect, four radiators.

Sitting/ Garden Room

21'3" (6.48m) Max x 15'0" (4.57m)

Max

Double glazed French doors opening to side aspect, double glazed windows to front and side aspect, feature exposed brickwork wall, radiator. (Garden Room area Irregular shape curved walls).

Kitchen/ Dining Room

20'0" (6.1m) Max x 29'3" (8.92m)

Max

Modern fitted kitchen units to wall and floor with work surface over, composite one and a half bowl sink unit with mixer tap and drainer, a range of integrated appliances including fridge, dishwasher, two Neff double ovens and Schott Ceran induction hob with extractor hood over, exposed beams, tiles to floor, UPVC double glazed windows to front and side, two radiators.

Utility Room

12'10" (3.91m) x 4'9" (1.45m)

Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, floor mounted oil fired central heating boiler, UPVC double glazed entrance door opening to side aspect, UPVC double glazed window to rear aspect.

Cloakroom

Hand wash basin, WC, partially tiled walls, tiles to floor, ornate semi-circle obscure glass UPVC double glazed window to front, radiator.

Stairs & Galleried Landing

Exposed original ceiling beams, radiator.





Agents Note
EPC rating D56 (Full copy available on request)
Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Superb Barn Conversion
- Four Double Bedrooms
- Master Bedroom En-suite Shower
- Energy Efficiency Rating D56
- Modern Kitchen/ Dining Room
- Beautiful Field Views
- Well Maintained Gardens
- Charm & Character Throughout
- Oil Fired Central Heating

Bedroom One
11'6" (3.51m) x 14'4" (4.37m)
UPVC double glazed window to side aspect, radiator, door to en-suite shower room.

En-suite Shower Room
Double shower cubicle, double hand wash basin set within fitted cabinet, WC, exposed beams, laminate to floor, heated towel rail, tiled splashbacks.

Bedroom Two
12'11" (3.94m) x 14'4" (4.37m)
A range of fitted wardrobes and bedside cabinets, UPVC double glazed window to side aspect, radiator.

Bedroom Three
9'0" (2.74m) x 11'0" (3.35m)
UPVC double glazed window to rear aspect with open countryside views, radiator.

Bedroom Four
10'1" (3.07m) x 10'8" (3.25m)
UPVC double glazed window to rear aspect with open countryside views, radiator.

Study
6'8" (2.03m) x 9'8" (2.95m)
(Sloping ceiling with restricted head height)
Double glazed Velux style roof window.

Family Bathroom
Modern bathroom suite comprising `P` shaped bath with rain forest shower head over and shower screen, wash basin set within fitted cabinet, concealed cistern WC, sloping ceiling with exposed beams, built in cupboard housing hot water cylinder, tiled splashback, tiles to floor, radiator.

Outside Front
Remote control motorised double iron gates provide access to the front garden which is laid to block paving providing parking for several vehicles, shrubs and plants to beds and borders, garden wall to perimeter, gated access to rear garden.

Double Garage
18'1" (5.51m) x 18'7" (5.66m)
Good size double garage, main up and over door to front aspect, one main door has been replaced with UPVC double glazed entrance door and windows, entrance door to side aspect, electric light and power.

Rear Garden
Established terraced rear garden backing onto open countryside, paved patio seating areas to both sides, terraced area laid to lawn, gazebo, selection of established plants to beds and borders, covered log store, wooden shed, outside light, outside tap, garden wall and wooden fence to perimeter, gated access to front.

