



**School Lane, Northwold, Thetford, IP26 5LL**

**welcome to**

## **School Lane, Northwold, Thetford**

A SPACIOUS and VERSATILE village home with generous living areas, THREE BEDROOMS, off-road parking, CONSERVATORY, separate living and dining rooms and a beautifully mature garden - set in a prized Norfolk location near Brandon and Downham Market!

### **Summary**

Perfectly positioned in the heart of an exceptionally sought-after Norfolk village, this substantial semi-detached residence offers an impressive level of space, versatility and comfort, making it an outstanding opportunity for those seeking refined village living. With Brandon and Downham Market only a short commute away—each providing supermarkets, reputable schooling and mainline rail connections to Cambridge, Norwich and London Kings Cross—this home enjoys the ideal balance of tranquillity and convenience.

A generous front garden and ample off-road parking create an inviting first impression. Inside, a welcoming porch and hallway lead to a wonderfully bright lounge, a warm and sociable space ideal for relaxed family time or elegant entertaining. A separate dining room offers further flexibility, while the expansive kitchen provides ample room for dining and appliances, flowing through to a practical utility room that keeps household tasks neatly tucked away. Completing the ground floor is an accessible wet room, enhancing day-to-day convenience.

Upstairs, three well-proportioned bedrooms and a contemporary family bathroom offer comfort for the whole household.

Outside, the rear garden unfolds as a leafy, well-tended oasis—beautifully private, wonderfully versatile and designed for both quiet moments and seasonal gatherings.

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With dual aspect windows and door to side.

#### **Entrance Hall**

With stairs to the first floor landing.

#### **Downstairs Wet Room**

With W.C, wash hand basin with taps over, walk-in shower enclosure with shower attachment over, window to front and heated towel rail.

#### **Living Room**

With feature inset woodburner, window to front and two radiators.

#### **Dining Room**

With electric fireplace, double doors leading out to the rear garden and radiator.

#### **Study**

With window to front and radiator.

#### **Conservatory**

Having a brick base and UPVC windows, with numerous sky lights, door to side and radiator.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and point for cooker, space for American style fridge/freezer, built in storage cupboard, window to rear and radiator.

#### **Utility Room**

With space and plumbing for washing machine, space for tumble dryer, boiler and window to front.





### **First Floor Landing**

With window to rear and radiator.

### **Bedroom One**

With built in wardrobe, window to front and radiator.

### **Bedroom Two**

With built in storage cupboard, dual aspect windows and radiator.

### **Bedroom Three**

With built in storage cupboard, window to rear and radiator.

### **Family Bathroom**

With W.C, wash hand basin with taps over, panelled bath with taps and shower attachment over, built in airing cupboard, window to rear and radiator.

### **Outside**

#### **Front Garden**

To the front of the property, there is a lawned garden with a driveway, providing ample off road parking space for multiple vehicles.

#### **Rear Garden**

To the rear of the property, the garden is enclosed and largely laid to lawn with a paved patio area and various mature shrub and floral borders throughout.

#### **Workshop**

19' 9" x 8' 5" ( 6.02m x 2.57m )  
With power and light connected.

#### **Games Shed**

15' x 11' 3" ( 4.57m x 3.43m )  
With power and light connected.

### **Summer House**

15' 2" x 9' 1" ( 4.62m x 2.77m )  
With power and light connected.

### **Agents Note**

Please note that this property is served by oil fired heating. Please contact the Branch for more details.



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



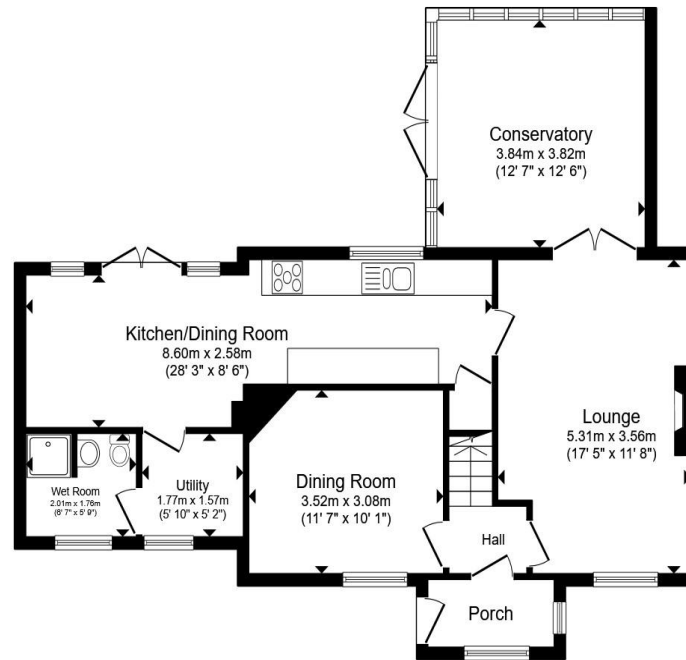
welcome to

## School Lane, Northwold, Thetford

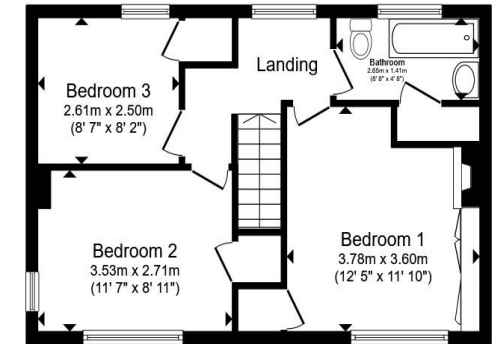
- Spacious and Versatile Semi-Detached House
- Prime Norfolk Village Location
- Separate Living & Dining Rooms
- Ground Floor Wet Room & First Floor Bathroom
- Three Good Sized Bedrooms

Tenure: Freehold EPC Rating: Awaiting

**£260,000**



Ground Floor



First Floor

Total floor area 122.3 m<sup>2</sup> (1,316 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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



Property Ref:  
BRD111137 - 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)