



Lynford Cottages, Lynford, Thetford, IP26 5ET

welcome to

Lynford Cottages, Lynford, Thetford

Escape to the countryside with this beautifully modernised CHARACTER COTTAGE in the idyllic HAMLET of Lynford. Offering TWO FEATURE WOODBURNERS, spacious living, FOUR DOUBLE BEDROOMS, downstairs CLOAK/UTILITY ROOM and CHARMING GARDENS & direct access to Thetford Forest to the front & rear!

Summary

If you've been dreaming of a slower pace of life surrounded by countryside, this enchanting character cottage in the idyllic hamlet of Lynford could be exactly what you've been searching for.

Inside, the home has been thoughtfully modernised whilst carefully preserving the warmth and character that make cottages so special. A cosy sitting room welcomes you in, centred around a feature woodburner that's perfect for relaxing evenings. Beyond, a practical cloakroom/utility keeps everyday living neatly tucked away, before opening into the impressive heart of the home-a spacious open-plan kitchen/dining room. Beautifully appointed with a sleek fitted kitchen, ample space for family dining and a second feature woodburner, it's a wonderful space for entertaining or simply enjoying everyday life. Upstairs, a generous landing leads to four well-proportioned bedrooms, with the principal bedroom benefitting from a range of fitted wardrobes. A beautifully appointed four-piece family bathroom completes the accommodation.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation

Entrance door to:

Entrance Hall

With built in storage for shoes and door to rear.

Downstairs Cloak/Utility Room

With W.C, wash hand basin with mixer tap over, built in storage cupboard and space and plumbing for washing machine.

Living Room

With feature woodburner inset into an inglenook fireplace, built in bookcase, stairs to the first floor landing, double doors leading out to the rear garden, window to rear and radiator.

Kitchen / Dining Room

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, integrated eye level double oven, central island with integrated induction hob, integrated dishwasher, integrated fridge, integrated freezer, bay window to front, two further windows to front, feature inset dual fuel burner, two built in storage cupboards and radiator.

First Floor Landing

With built in storage cupboard and skylight.

Master Bedroom

With built in wardrobes, window to front and radiator.

Bedroom Two

With built in large airing cupboard which houses the water tank and has shelving for storage, window to front and radiator.





Bedroom Three

With built in storage, window to rear and radiator.

Bedroom Four

With window to rear and radiator.

Family Bathroom

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, bath unit with mixer tap over, skylight and heated towel rail.

Outside

Front Garden

To the front of the property, there is an enclosed cottage style wild garden with a pathway leading through to:

Rear Garden

Here is where you'll find access to the property. The garden to rear is largely laid to lawn with various mature shrub and floral borders throughout, a paved patio area, summerhouse, greenhouse and a further paved seating area towards the rear.

You will also find the parking to the property to the rear of the garden.



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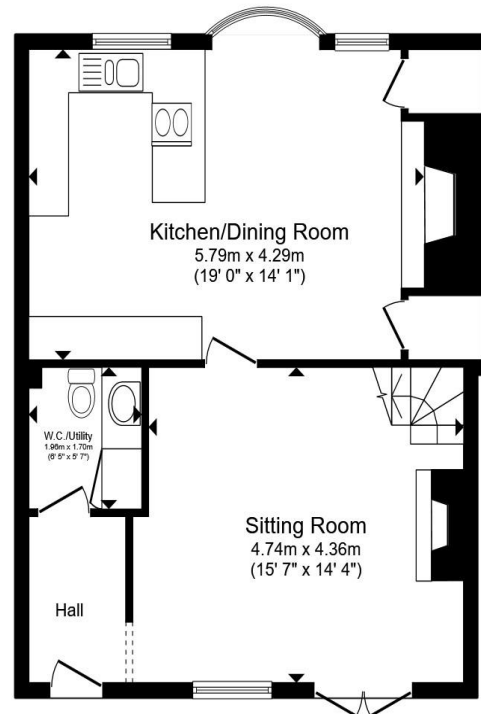
Lynford Cottages, Lynford, Thetford

- Beautifully Modernised Character Cottage
- Peaceful Semi-Rural Hamlet Location
- Four Double Bedrooms
- Two Feature Woodburners
- Stunning Front and Rear Gardens with Direct Access to Thetford Forest
- Four Piece Family Bathroom
- Utility/Cloakroom Downstairs
- Stunning, Open Plan Kitchen/Diner

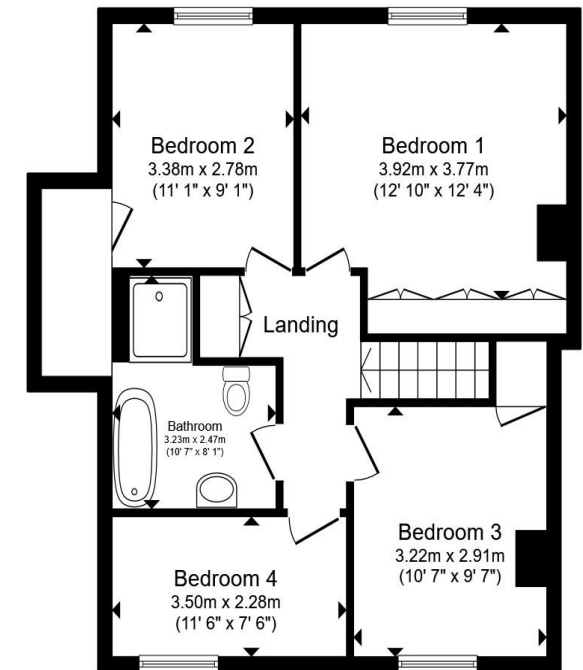
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£375,000



Ground Floor



First Floor

Total floor area 120.4 m² (1,296 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


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Property Ref:
BRD111222 - 0002

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