





West End, Northwold, Thetford, IP26 5LG

william h brown

welcome to

West End, Northwold, Thetford

A charming FLINT-FRONTED COTTAGE on a LARGE PLOT, with THREE BEDROOMS, separate LIVING AND DINING ROOMS, two WOODBURNERS, BRAND NEW KITCHEN & WINDOWS and VAST, VERSATILE REAR GARDEN - all in a hugely sought after Norfolk village!

Summary

Offering a rare combination of village charm, character and an exceptionally generous plot, this beautiful cottage sits centrally within the sought-after Norfolk village of Northwold, occupying a large plot!

Inside, separate living & dining rooms each feature their own woodburner, creating wonderfully atmospheric spaces for cosy evenings, while also providing excellent settings for hosting family and friends. The new kitchen is well equipped, with plenty of integrated appliances already in place.

A versatile third bedroom provides valuable space downstairs, adding further flexibility to the accommodation. Upstairs, two further fantastic double bedrooms provide generous sleeping space and are served by a family bathroom.

The lengthy rear garden stretches away from the property, with a vast area predominantly laid to lawn and an incredible amount of space to shape around your own lifestyle. Whether you dream of extensive gardens, entertaining areas, children's play space or simply having room to breathe, the possibilities here are endless!

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:

Dining Room

With feature woodburner, built in storage cupboard, window to front, door to side and radiator.

Lounge

With feature woodburner inset into an inglenook fireplace, window to front 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, integrated oven and hob, integrated fridge/freezer, integrated dishwasher, washing machine and tumble dryer, window to rear and door to rear.

Hall

With door and window to rear and stairs to the first floor landing.

Bedroom Three

With window to rear and radiator.

First Floor Landing

With built in storage cupboard, further built in airing cupboard and window to rear.

Bedroom One

With dual aspect windows and radiator.

Bedroom Two

With dual aspect windows and two radiators.







Bathroom
With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to front and heated towel rail.

Outside
To the rear of the property, the vast and enclosed rear garden is largely laid to lawn with a large paved patio area and some mature trees and shrubs throughout.







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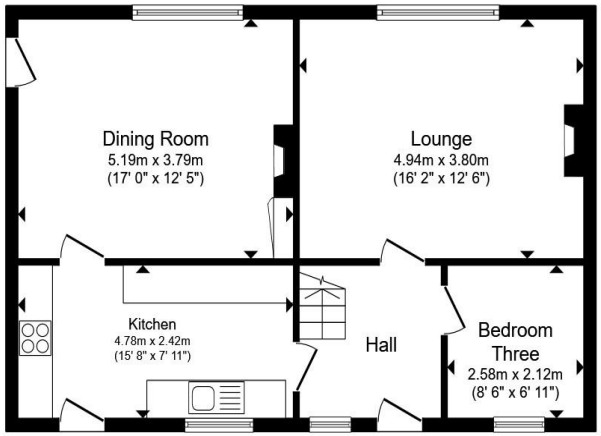
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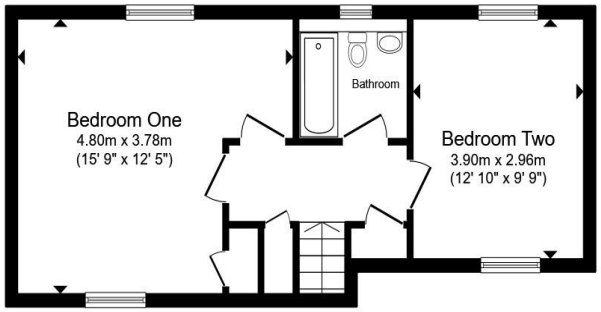
- Spacious Flint Fronted Cottage
- Sitting on a Large Plot
- Three Bedrooms
- Separate Living & Dining Rooms
- Brand-New Fitted Kitchen & Windows
- Vast, Versatile Rear Garden
- Hugely Sought After Village Location
- Viewing is Essential!

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

£375,000



Ground Floor



First Floor

Total floor area 102.3 m² (1,101 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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The Property Ombudsman

Property Ref:
BRD109505 - 0002

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william h brown

01842 811058

Brandon@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.