



# The Old Smithy, Southburgh

In Excess of £350,000



# The Old Smithy

Southburgh, Thetford

Discover the perfect blend of comfort and versatility in this inviting property, featuring a spacious sitting room with a charming wood burner and access to a flexible snug or additional bedroom. The open-plan kitchen and dining area offer ample space for both gatherings and everyday meals, complemented by a convenient WC and utility area on the ground floor. Upstairs, two adaptable bedrooms await, accompanied by a well-appointed shower room. The property's expansive 1/3-acre garden plot, outbuilding with garage and workshop and previous planning for conversion into an annex, along with a large front garden and shingle driveway, create an ideal retreat that seamlessly blends indoor and outdoor living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







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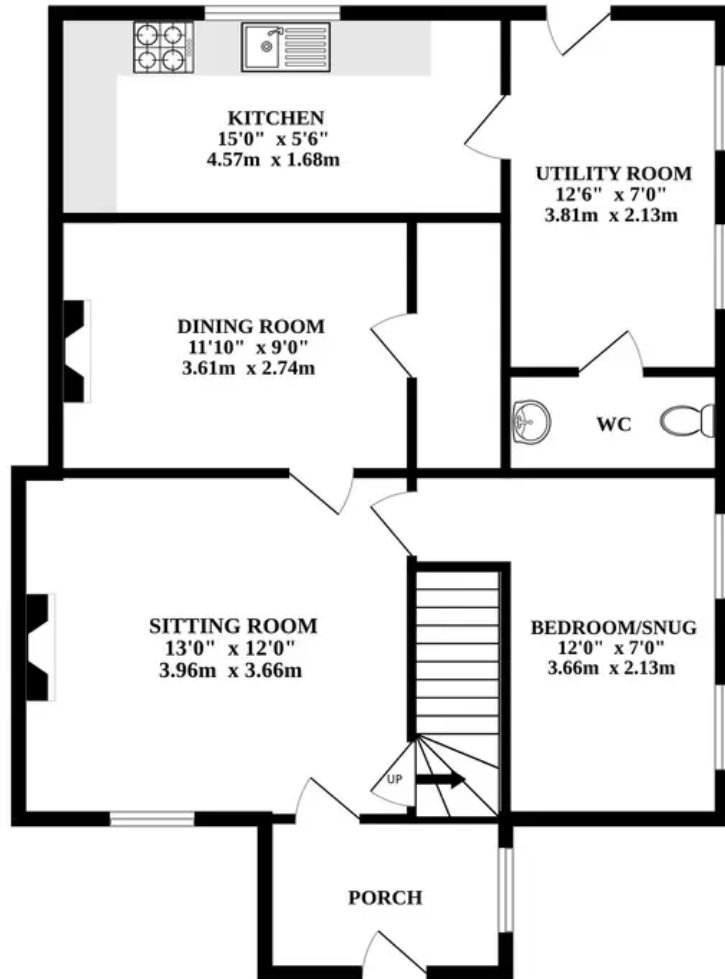
Nestled in the idyllic village of Southburgh, IP25 7SU enjoys an ideal location offering a quintessential rural lifestyle. With nearby schooling options, this village becomes an ideal setting for families. Southburgh exudes tranquility, surrounded by neighbouring villages that collectively provide essential amenities, fostering a close-knit community. A local bus link enhances connectivity and the presence of a charming village church adds to the picturesque character of this serene location. The Old Smithy is a perfect blend of peaceful village living with essential conveniences within reach.

Welcome to this inviting property where comfort and charm converge. Enter through a convenient porch area, perfect for housing coats and shoes, leading seamlessly into the spacious sitting room. Here, ample space for furnishings surrounds a

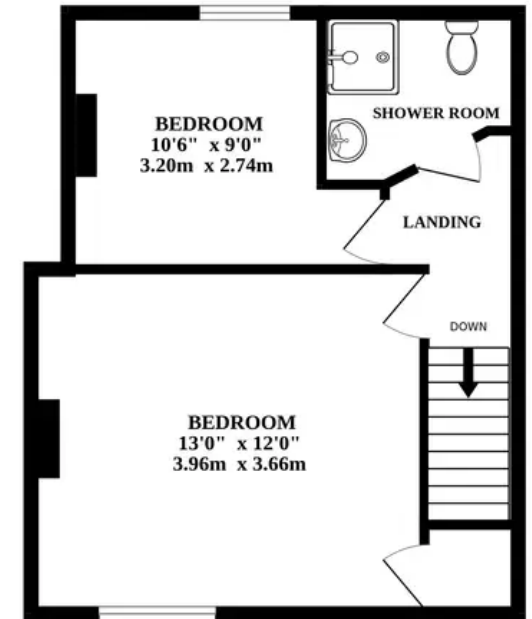
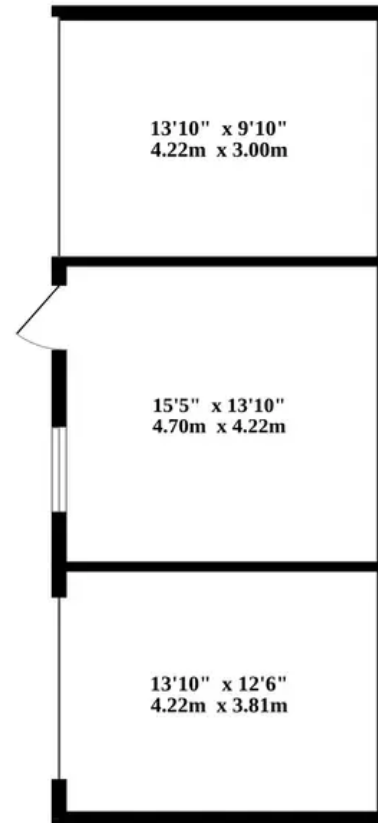




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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