



Church Lane, Northwold, IP26 5LY

welcome to

Church Lane, Northwold

Placed within the popular and historic village of Northwold comes this detached cottage that consists of THREE BEDROOMS, a living with room with an OPEN FIREPLACE plus a CELLAR! The garden is to the front along with a garage and driveway! VIEWING IS ADVISED!

Summary

Charming detached 3-bedroom cottage in a peaceful, historic village. Features include a spacious cellar, front garden, garage, and a new resin driveway. Ideally located near the popular market towns of Brandon, Swaffham, and Downham Market, offering a perfect blend of rural tranquility and nearby amenities. A character-filled home with great potential.

The Accommodation

Entrance door to:

Entrance Hall

With door to front and stairs to the first floor landing.

Living Room

13' x 12' 5" max. (3.96m x 3.78m max.)

With feature open fireplace, solid wood flooring and window to front.

Kitchen

13' 1" x 11' 3" (3.99m x 3.43m)

With a range of fitted kitchen units at base level with work surface over, inset Butler sink unit with taps over, space and point for range style cooker, space and plumbing for washing machine/dishwasher, space for fridge/freezer, built in pantry cupboard, door to the Garage, dual aspect windows to both the front and rear, radiator and door to:

First Floor Landing

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

Bedroom One

12' 9" max. x 13' 2" (3.89m max. x 4.01m)

With built in storage cupboard, wooden flooring, window to front and radiator.

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

With built in wardrobe, wooden flooring, window to front and radiator.

Bedroom Three

6' 5" x 9' 11" (1.96m x 3.02m)

With dual aspect windows to both the front and side.

Bathroom

With W.C, wash hand basin with taps over, bath with mixer tap over, window to rear and heated towel rail.





Outside

The property is approached via a newly laid resin driveway which leads to the garage. A gate opens up to the main entrance of the home and also the private front garden which is enclosed.



check out more properties at williamhbrown.co.uk



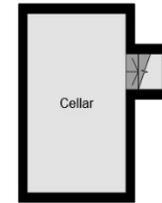
welcome to

Church Lane, Northwold, Thetford

- Lovely Detached Cottage
- Pleasant Village Location
- Three Bedrooms, First Floor Bathroom
- Kitchen Breakfast Room
- Living Room with Feature Fire
- Cellar for Storage
- Enclosed Front Garden
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: D

£290,000



Cellar



Ground Floor



First Floor

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.focalagent.com

check out more properties at williamhbrown.co.uk



Property Ref:
BRD110925 - 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



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



williamhbrown.co.uk

