



**Magnolia House, Swaffham Road, Ickburgh THETFORD IP26  
5HX**

**welcome to**

**Magnolia House Swaffham Road, Ickburgh THETFORD**

A charming detached four-bedroom home in the historic village of Ickburgh, offering spacious living, a generous kitchen/diner, ensuite principal bedroom, and well-kept front and rear gardens with mature shrubs, a greenhouse, and a summer house.



**Entrance Hall**

Wood effect flooring, UPVC double glazed door to the front aspect, Double glazed window to the front aspect, Storage cupboard, Stairs to the first floor

**Cloakroom W.C.**

Tiled flooring, Pedestal corner handwash basin, low level WC, Frosted double glazed window to the rear aspect

**Lounge**

Carpet flooring, radiator, Double glazed windows to the front and side aspect, French doors to the rear aspect, Central multi-burner, Central fireplace

**Kitchen/Diner**

Wood effect flooring, Tiled flooring, Double glazed windows to the front, rear and side aspect, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, Radiator, Inset 1.5 sink/drain, Inset induction hob, Extractor hood, Inset eye-level oven, Space for fridge freezer,

**Utility Room**

Tiled flooring, UPVC double glazed door to the rear aspect, Radiator, Complimentary rolled edge worksurfaces, Space for washing machine and tumble dryer, Boiler, Sink, Under cupboard storage

**First Floor Landing**

Carpet flooring, Radiator, Double glazed window to the front aspect, Loft access, Storage cupboard

**Bedroom One**

Carpet flooring, Radiator, Double glazed window to the front aspect

**En-Suite**

Vinyl flooring, Frosted double glazed window to the side aspect, Shower cubicle, Pedestal handwash basin, Radiator

**Bedroom Two**

Carpet flooring, Radiator, Double glazed windows to the rear and side aspect

**Bedroom Three**

Carpet flooring, Radiator, Double glazed window to the front aspect

**Bedroom Four**

Carpet flooring, Double glazed window to the rear aspect, Radiator

**Bathroom**

Vinyl flooring, Radiator, Panelled bath with overhead shower, Pedestal handwash basin, Extractor fan, Frosted double glazed window to the rear aspect

**Outside**

To the front of the property there is a garden laid to lawn, with mature shrubs, raised beds and side access. To the rear of the property the garden is south facing, mostly laid to lawn with a patio area and raised beds. There is a greenhouse and summer house



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## Magnolia House Swaffham Road, Ickburgh THETFORD

- Detached Four-Bedroom House
- Spacious Kitchen/Diner
- Principal Bedroom with En-suite
- Practical Utility Room
- Double Glazing Throughout

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: D

# £525,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT109000 - 0002

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