



Swaffham Road, Ickburgh, Thetford, IP26 5HX

welcome to

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!

Summary

William H Brown are delighted to bring to the market this charming and beautifully presented detached four-bedroom home, set within the historic and picturesque village of Ickburgh. Positioned approximately 10 miles east of Thetford, the property offers the perfect balance of rural tranquillity and convenient access to local amenities, transport links, and surrounding countryside.

This spacious home features a well-designed layout, including four generously sized bedrooms and an impressive kitchen/diner ideal for modern family living. Additional benefits include double glazing throughout and thoughtfully arranged living spaces that create a warm and welcoming atmosphere.

The ground floor comprises an inviting entrance hall, cloakroom/WC, comfortable lounge, expansive kitchen/diner, and a practical utility room. Upstairs, the principal bedroom enjoys its own ensuite, complemented by three further bedrooms and a contemporary family bathroom.

Outside, the property boasts attractive front and rear gardens, mainly laid to lawn and enhanced by mature shrubs, a greenhouse, and a charming summer house, perfect for outdoor relaxation or hobby space.

This delightful home is expected to generate strong interest. Contact William H Brown today to arrange your early viewing and avoid disappointment!

The Accommodation

Entrance door to:

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/drainers, 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.

Agents Note

Please note that the property is served by oil fired heating. Please contact the Branch for further details.



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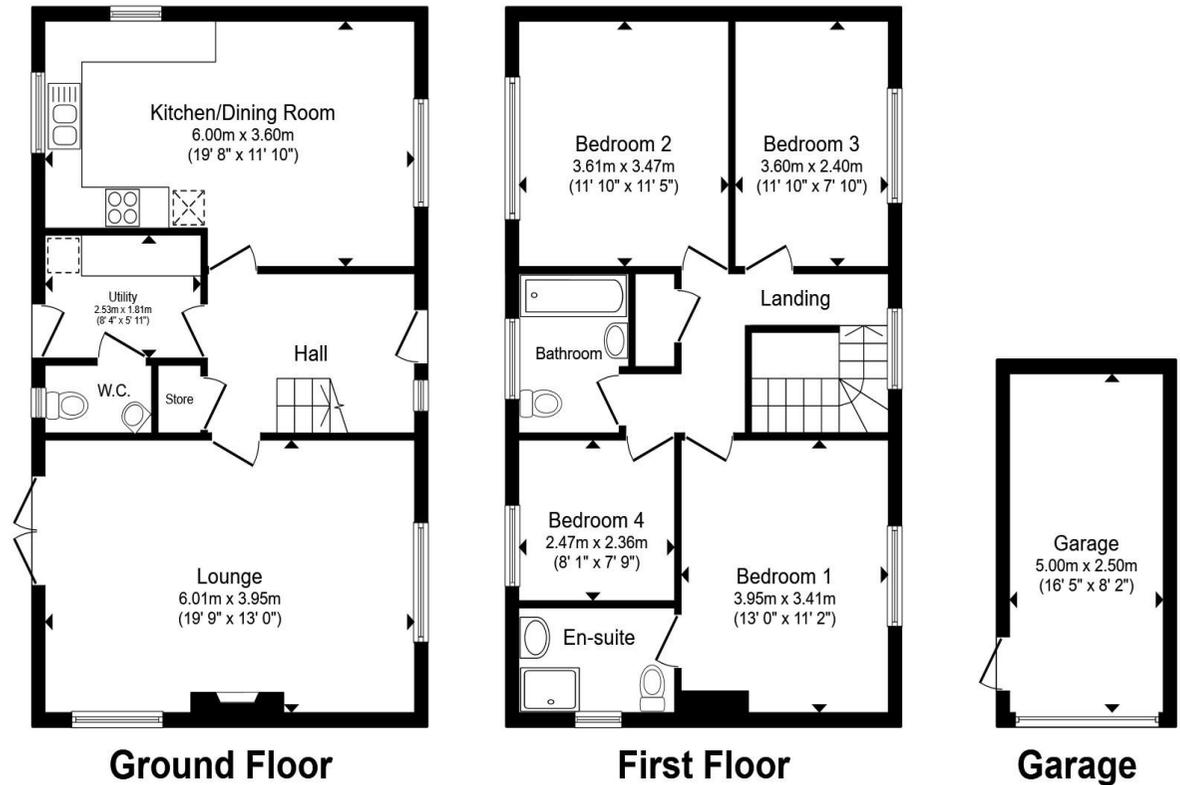
welcome to

Swaffham Road, Ickburgh, Thetford

- Detached Four Bedroom House
- Spacious Kitchen/Diner
- Principal Bedroom with En-Suite
- Practical Utility Room
- Double Glazing Throughout
- South-Facing Rear Garden
- Greenhouse and Summer House
- Popular Village Location

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

£525,000



Total floor area 134.1 m² (1,443 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:
BRD111237 - 0001

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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.


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