

Myrtle Cottage, Herbert Drive

Methwold, Thetford, Norfolk, IP26 4PY
£177,500



A spacious, much improved and extended three bedroom semi-detached house of non-standard construction standing in good sized gardens situated on the Western edge of this popular semi rural village and overlooking an open green. Offering well laid out comfortable accommodation, this property is offered for sale 'Chain Free'.

- Charming Semi Detached House
- Lounge With Multi Fuel Stove
- Kitchen & Conservatory
- Ground Floor Shower Room & Utility Room
- 3 Bedrooms
- Family Bathroom
- Upvc Sealed Unit Double Glazing
- Night Storage Heating
- Good Sized Gardens
- Chain Free

SITUATION & LOCATION

This charming established semi detached house has been significantly improved and extended in recent years by the present owner and now offers comfortable well presented accommodation throughout. The house has been cleverly adapted to provide an open plan kitchen with a light and airy rear conservatory off and includes a lovely LPG fuelled Aga Rayburn range cooker with power flue. The ground floor accommodation is further complimented by a useful ground floor shower room and separate utility room and the good sized lounge includes a fireplace with multi fuel burning stove.

Originally built by Norfolk County Council and forming part of a development of similar homes located on the edge of this popular West Norfolk Village, this house, like many houses on the development and conducive to its age and style was originally built with reinforced concrete panels to its elevations under a tiled roof, although the side addition had brick elevations. More recently all the external elevation walls have been insulated with an EWS external solid wall insulation system, designed to improve the thermal efficiency of residential and commercial properties. Other improvements have included replacement Upvc sealed unit double glazing throughout and there are French doors from the conservatory into the rear garden. A particular feature of this home is the large garden which extends to the side and rear of this property and benefits from a rear vehicular access.



The sale of this home offer an excellent opportunity to purchasers seeking an adaptable family home in a village location close to surrounding farmland and countryside and early viewings are recommended.

Lying on the edge of the Thetford Forest, Methwold is a village of traditionally built chalk and flint cottages and houses; a church; secondary and primary schooling; a public house and club; sports facilities; shops and other amenities. The village is well placed within easy reach of the road network system leading to Ely and Cambridge to the South, Kings Lynn to the North, Downham Market, Swaffham and Thetford to the East and West. The Suffolk market town of Brandon is approximately 7 miles away.

ENTRANCE HALL Upvc sealed unit double glazed entrance door; Oak veneer laminate flooring; night storage heater; staircase to first floor.

LOUNGE 25' 10" x 10' 11" (7.88m x 3.33m) Oak veneer laminate flooring; fireplace with inset multi-fuel burning stove; two Upvc sealed unit double glazed windows; built-in storage cupboard.



UTILITY ROOM 9' 2" x 6' 10" (2.81m x 2.10m) Range of floor cupboard units with work surfaces over incorporating stainless steel sink unit; plumbing for automatic washing machine; plumbing for slimline dishwasher; built-in large double storage cupboard; cushion flooring; Upvc sealed unit double glazed window.

REAR HALL Cushion flooring; Upvc sealed unit double glazed window.

GROUND FLOOR SHOWER ROOM Walk-in shower area with electric shower over; w.c and wash hand basin; Upvc sealed unit double glazed window.

KITCHEN

13' 3" x 9' 10" (4.05m x 3.01m) Fitted with range of floor cupboard units with work surfaces over incorporating Butler sink with mixer tap; LPG fuelled Aga Rayburn cooking range with power flue; ceramic splash tiling; cushion flooring; Upvc sealed unit double glazed window. Leading to:-



CONSERVATORY

10' 10" x 8' 9" (3.32m x 2.69m) Of part brick construction with UPVC sealed unit double glazed windows, roller blinds and Upvc sealed unit double glazed French doors to rear garden; cushion flooring.



STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:-

LANDING Fitted carpet; night storage heater; Upvc sealed unit double glazed window; access to loft space.

BEDROOM ONE

13' 7" x 10' 9" (4.16m x 3.30m) Fitted carpet; built-in airing cupboard; Upvc sealed unit double glazed window.

BEDROOM TWO

12' 0" x 10' 9" (3.67m x 3.30m) Fitted carpet; built-in storage cupboard; Upvc sealed unit double glazed window.

BEDROOM THREE

10' 6" x 6' 11" (3.21m x 2.13m) Fitted carpet; built-in storage cupboard; Upvc sealed unit double glazed window.

BATHROOM

White suite comprising of panelled bath with mixer shower over; w.c; wash hand basin; cushion flooring; Upvc sealed unit double glazed window.



OUTSIDE

To the front of the property is an open green which provides pedestrian access to the front garden which is chiefly laid to lawn with a variety of trees and bushes.



There is vehicular access off Hythe Road that leads to the rear of this property and into the rear garden via a five bar wooden gate. These good sized gardens extend to the side of the house and enjoy a Southerly aspect being enclosed and chiefly laid to lawn.

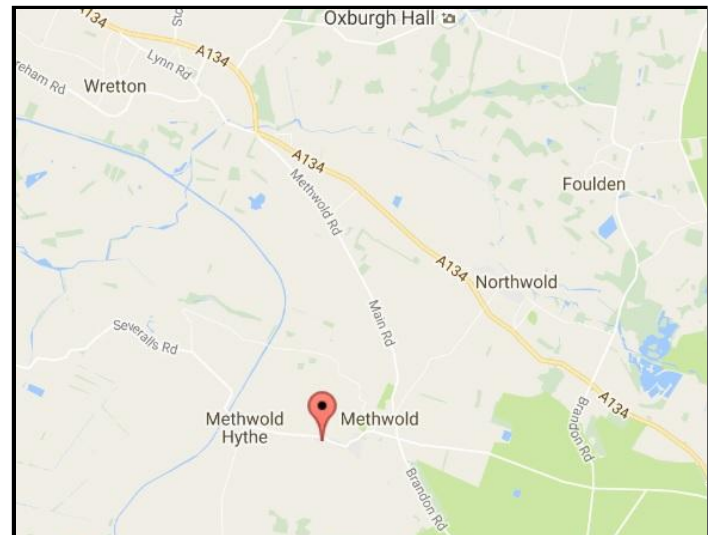


Note

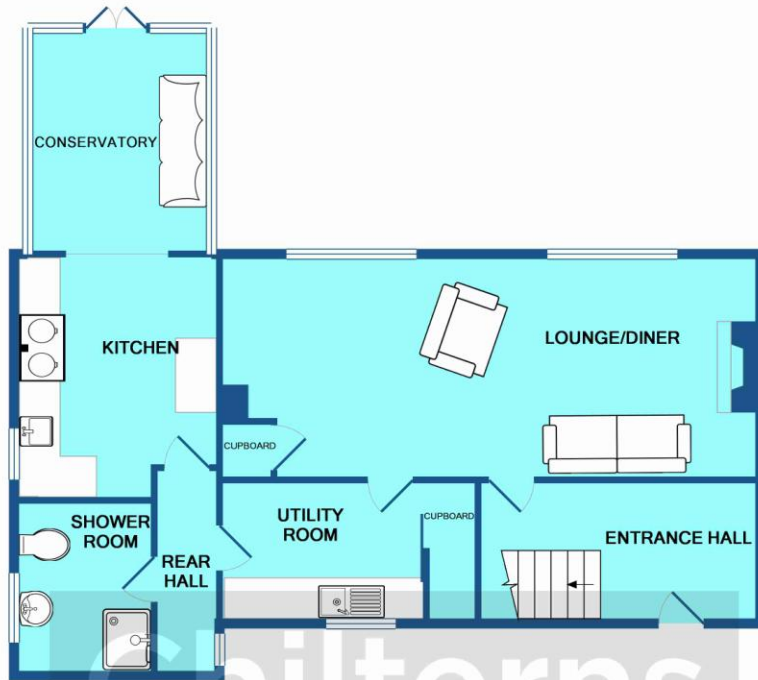
We understand that there is a vehicular right of way to the rear of this property and this has been granted for a period of 99 years.



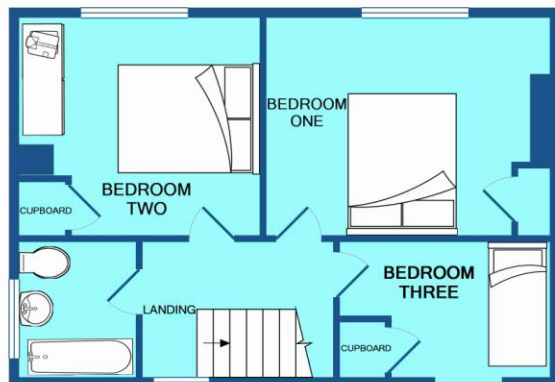
Within the garden are a variety of shrubs and bushes and there is a paved patio area as well as a number of timber garden sheds.



Ask Now For A Free No Obligation Valuation On Your Home!



GROUND FLOOR
APPROX. FLOOR
AREA 763 SQ.FT.
(70.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1219 SQ.FT. (113.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Performance Certificate



9, Herbert Drive, Methwold, THETFORD, IP26 4PY

Dwelling type:	Semi-detached house	Reference number:	8978-7320-1139-4690-4926
Date of assessment:	20 October 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	20 October 2016	Total floor area:	121 m ²

Use this document to:

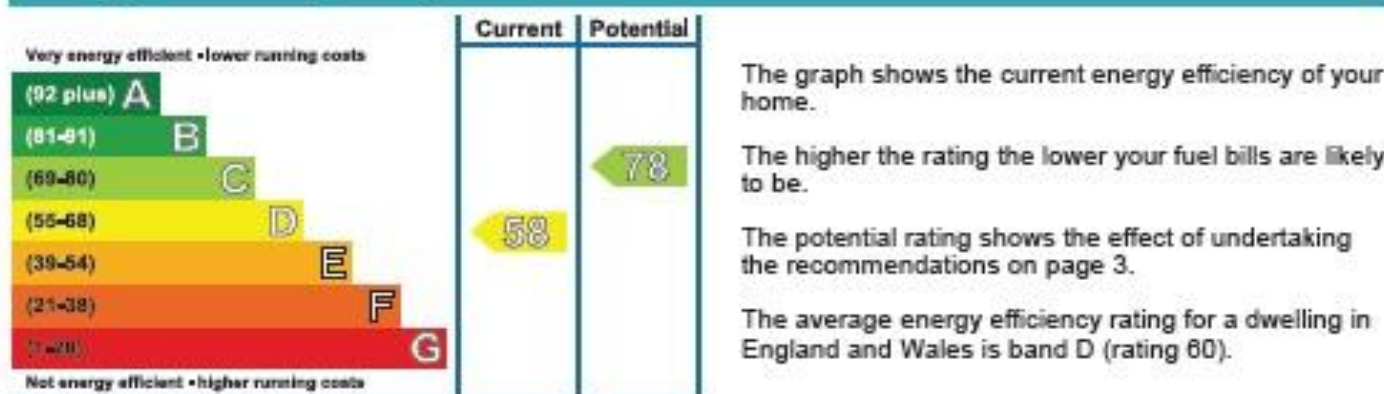
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,176
Over 3 years you could save	£ 1,146

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 278 over 3 years	£ 278 over 3 years	
Heating	£ 3,342 over 3 years	£ 2,427 over 3 years	
Hot Water	£ 558 over 3 years	£ 327 over 3 years	
Totals	£ 4,176	£ 3,030	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 147	
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 246	
3 High heat retention storage heaters	£2,000 - £3,000	£ 522	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to

Meet the Brandon team



At Chilterns we believe that customer service is right at the top of our priority list. That's why we have an excellent team of Valuers, Negotiators, Sales & Lettings consultants, all on hand to help you. With a wealth of experience and a professional attitude, Chilterns friendly team are here to support and guide you whatever your property needs. We know how important it is for you to know who you are dealing with, to be able to put a name to a face, and by way of an introduction here is the Chilterns Brandon team.



Yannis Prodromou, Managing Director MNAEA MARLA

Yannis is well known in the area, having worked locally in the industry for over 30 years. He specialises in both sales & lettings, heading a dedicated team of negotiators and property consultants across the Chilterns network of offices. His knowledge and expertise is invaluable within the company and as a senior valuer, he personally carries out open market valuations and appraisals in the Brandon area, offering sound advice and guidance to vendors as part of the selling process.



Elaine Forrester, Senior Negotiator

Elaine has many years of experience in residential sales, having worked for both corporate and independent agents. By combining her experience and skills she is an excellent communicator, dedicated to her clients and customers offering sound advice and guidance with a friendly and positive demeanour. Elaine is passionate when it comes to selling property and vendors can feel confident of her support throughout the selling process.



Andrew Jameson, Office Manager

Andrew is a long standing member of the team. Having joined Chilterns in 1999 he has now worked in the industry for 15 years and has a wealth of experience in both sales and lettings and has built up an enviable reputation as a well respected and attentive property professional. Andrew is a keen sportsman and lives with his family in Brandon and is well known locally.



Emma Harvey, Negotiator

Emma is a long standing and valuable member of the Team. Having worked in each of Chilterns offices over the years, Emma is an all rounder and able to deal with all aspects of sales and lettings. Like all our team, Emma is focused on customer service and professionalism. Having grown up in Brandon, she is very familiar with the town and its' community and is a great asset to Chilterns' Brandon team.



Diane Wren
Accounts Manager



Sue Horrex
Repairs Coordinator



Carol Prodromou
Property Inspector



Karen MacLoughlin
Lettings
Negotiator

Diane, Sue, Carol & Karen and Tracey, are part of our property management team and play an invaluable role in the day to day successful management of our extensive lettings landlord owned portfolio.