



King & Partners

SALES • LETTINGS • MORTGAGES



40 High Street
Methwold
Thetford, IP26 4NT

£425,000

King & Partners

SALES • LETTINGS • MORTGAGES



High Street

Methwold, Thetford, IP26 4NT

This beautiful house offers character and charm with log burning stoves & beamed ceilings to both the living room and snug. The kitchen/dining room has a stone floor, butler sink and patio doors opening directly onto the rear garden. There is a utility room & W.C. on the ground floor with a staircase taking you to the upper 3 bedrooms and lovely family bathroom. A separate staircase takes you to an additional upper level connecting you to a living/bedroom with kitchen area, ceiling beams and an en-suite shower room. Outside to the front of the property is parking for 2-3 vehicles and at the rear is a large patio area perfect for outside entertaining with a wooden storage shed and a selection of mature plants and shrubs. A really lovely property with flexible living areas in a village location.



Entrance Hall

8' 4" x 9' 11" (2.54m x 3.02m) Parquet floor: Staircase to first floor. Radiator: Circular window.

Living Room

18' 5" x 12' 8" (5.61m x 3.86m) Two UPVC double glazed windows to front. Wood burning stove within stone hearth. Two radiators. Parquet flooring. Beamed ceiling.

Snug

10' 0" x 12' 3" (3.05m x 3.73m) UPVC double glazed window to front. Parquet flooring. Feature fireplace. Radiator: Beamed ceiling.

Kitchen/Dining Room

14' 5" x 16' 1" (4.39m x 4.90m) UPVC double glazed window to rear and side. UPVC Double glazed patio door: Fitted with base units with marble worktop over: Ceramic butler sink with mixer tap. Seven ring gas hob and oven. Tiled floor: Space for dishwasher: Space for fridge. Radiator:

Utility

8' 7" x 4' 7" (2.62m x 1.40m) Tiled floor: Door to rear: Pantry cupboard. Ceramic sink. Space for washing machine and tumble dryer.

Cloakroom

5' 3" x 3' 2" (1.60m x 0.97m) W.C. Wash hand basin.

Hall

3' 2" x 5' 11" (0.97m x 1.80m) Staircase to first floor:

Living Room/Bedroom

13' 11" x 24' 4" (4.24m x 7.42m) Kitchen/Living Room/Bedroom. Two double glazed windows to rear: Two storage cupboards. Radiator: Loft access.

Kitchen

Velux style window. Fitted with base units with worktop over incorporating a ceramic sink with mixer tap. Hob & oven. Panelled wall.

En-suite

5' 11" x 6' 3" (1.80m x 1.91m) Velux style double glazed window. Shower cubicle. W.C. Wash hand basin. Plumbing for washing machine.

Upper Hallway

23' 10" x 2' 10" (7.26m x 0.86m) Ceiling Beam. Circular window.

Bedroom 1

9' 6" x 13' 2" (2.90m x 4.01m) UPVC double glazed window to front. Radiator: Two fitted cupboards.

Bedroom 2

7' 8" x 10' 1" (2.34m x 3.07m) UPVC double glazed window to front. Radiator: Fitted cupboard.

Bedroom 3

UPVC double glazed window to front. Radiator:

Bathroom

9' 4" x 7' 3" (2.84m x 2.21m) UPVC double glazed window to front. Shower cubicle. Bath with shower mixer tap. W.C. Airing cupboard. Wash hand basin. Radiator:

Outside

To the front of the property is mainly laid to gravel. Offering parking for 2-3 cars.

To the rear is an extensive patio entertainment area with mature planting and a wooden shed.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.