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King & Partners



22a High Street
 Northwold
 Thetford, IP26 5LA

OIEO £400,000

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High Street

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This beautiful 4 bedroom house is presented in excellent decorative order throughout. There is a modern fitted kitchen with a central island offering additional seating plus a lovely dining room with patio doors overlooking the rear garden. The attractive living room has oak flooring, a multi-fuel burning stove and patio doors to the rear. In addition there is a study, cloakroom, utility and boot room plus access to the garage. On the first floor are 4 bedrooms two with En-suites plus a family bathroom.

To the rear of the property is an enclosed garden with a patio area for entertaining. To the front is a block paved driveway and access to the garage which has an electric door and an internal door to the house. There is high performance glazing throughout and solar panels. In addition there are separate heating control zones between the upper and ground floor, perfect for only using the heating where it is needed.

The picturesque village of Northwold has a church, school and active social club and is just 11 miles from Downham Market which offers a mainline rail link to Cambridge and London.



UPVC Door To:

Entrance Hall

Staircase to first floor: Radiator: Under stairs storage cupboard.

Living Room

22' 4" x 12' 2" (6.81m x 3.71m) Oak floor: Window to front. Two radiators. Patio doors to rear: Feature fireplace with multi fuel burning stove.

Cloakroom

5' 7" x 3' 1" (1.70m x 0.94m) Wash hand basin. WC. Tiled floor: Radiator.

Kitchen/Diner

10' 5" x 25' 4" (3.17m x 7.72m) Max. Two windows to rear: Double patio doors to rear: Three radiators. Vaulted ceiling with two Velux windows. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Integrated dishwasher: Five ring electric hob with extractor over: Space for fridge freezer: Double Bosch oven. Integrated refuse cupboard. Island with seating.

Study

7' 7" x 11' 7" (2.31m x 3.53m) Max. Window to side. Radiator: Oak floor.

Inner Hallway

Tiled floor: Window to side.

Utility Room

5' 1" x 7' 3" (1.55m x 2.21m) Radiator: Window to side. Tiled floor: Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer.

Boot Room

5' 0" x 5' 2" (1.52m x 1.57m) Tiled floor: Radiator:

Galleried Landing

Window to front. Radiator: Door to airing cupboard. Loft hatch. Spot lights.

Bedroom 1

15' 9" x 15' 6" (4.80m x 4.72m) Walk through to bedroom. Sash UPVC window to front and side. Built in under eaves cupboard. 2 Radiators.

En-suite

4' 4" x 10' 9" (1.32m x 3.28m) Max. Part tiled walls. Tiled floor: Shower cubicle with rainfall shower head. Wash hand basin within vanity unit. WC. Wash hand basin. Spot lights. Extractor fan.

Bedroom 2

10' 9" x 10' 10" (3.28m x 3.30m) Two Velux windows. Radiator: Door to En-suite

En-suite

2' 9" x 8' 2" (0.84m x 2.49m) Shower cubicle. Wash hand basin. WC. Heated towel rail. Spot lights. Tiled floor: Part tiled floor: Extractor fan.

Bedroom 3

9' 0" x 12' 4" (2.74m x 3.76m) Max. Sash window to front. Radiator:

Bedroom 4

13' 0" x 12' 2" (3.96m x 3.71m)Max. Two Velux windows. Radiator:

Family Bathroom

6' 10" x 9' 5" (2.08m x 2.87m) Two Velux windows. Double end bath with mixer tap. Quadrant shower cubicle with rainfall shower head. Wash hand basin within vanity unit. WC. Part tiled walls. Tiled floor: Spot lights. Extractor fan.

Front

Block paved driveway. Shingled area. Post and rail fencing.

Garage

10' 6" x 18' 10" (3.20m x 5.74m) Electric door: Power and light.

Rear Garden

Laid to lawn. Sunken patio area. Raised borders with sleepers. Shrubs and trees. Oil tank. Side path.

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.

