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Estate & Letting Agents



3 Lynford Cottages

Lynford Thetford IP26 5ET

Guide Price £375,000

Freehold



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Kitchen/Dining Room

21'5" x 14'2" (6.53m x 4.32m)

The kitchen and dining room is a spacious, inviting area filled with natural light from a bay window with white shutters. The kitchen is well-equipped with grey cabinetry topped with wooden work surfaces, including a central island with an integrated hob and seating. Within the kitchen there are two larder cupboards. The walls are softly painted, complementing the light wooden flooring.

Sitting Room

19'0" x 14'4" (5.79m x 4.37m)

The room is painted in a calming grey-green tone, with recessed ceiling lights adding to the bright, cosy atmosphere. A wood-burning stove sits within a stone fireplace with a wooden mantel, adding warmth and character. The room has a window and a door opening to the outside and natural wood flooring throughout.

WC/Utility Room

6'8" x 5'9" (2.03m x 1.75m)

The WC/Utility room is a compact, brightly lit space with vibrant green walls contrasting against neutral floor tiles. It includes a toilet and plumbing for an automatic washing machine. The room is practical and well-organised, featuring a colourful tiled splashback above the utility area.

Landing

The landing is a bright area at the top of the stairs with crisp white walls and dark-painted woodwork on the bannister. It provides access to the bedrooms and bathroom and includes storage.

Bedroom 1

13'1" x 14'7" (3.99m x 4.45m)

Bedroom 1 is a spacious room with a soft olive-green painted wall, creating a warm, restful atmosphere. It features fitted wardrobes with panelled doors painted in a matching shade, offering ample storage. The room has a large window and exposed brickwork adds character.

Bedroom 2

11'1" x 9'5" (3.38 x 2.86)

Bedroom 2 is a versatile space currently set up as a study and guest room. Within this room is a large walk-in Airing Cupboard/Drying Room housing the hot water tank and shelving.

Bedroom 3

10'6" x 9'9" (3.20 x 2.97)

Bedroom 3 is a bright, airy room decorated with light neutral walls and a large window. Natural light filters in through the window, enhancing the cheerful atmosphere. There is an over-stairs storage cupboard.

Bedroom 4

8'3" x 7'8" (2.51m x 2.34m)

Bedroom 4 is the smallest of the bedrooms but still has plenty of useable space and works well as a single bedroom

Bathroom

The bathroom is a modern, well-appointed space with soft mauve walls and white tiled splashbacks around the bath area. It features a large bathtub and a separate glass-enclosed shower.

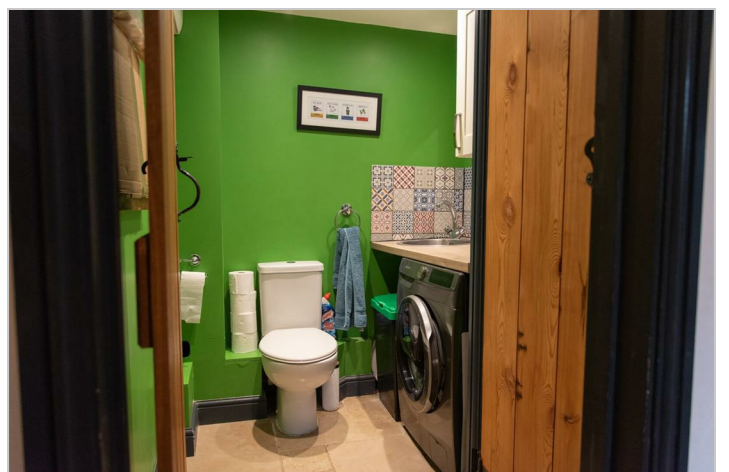
Rear Garden

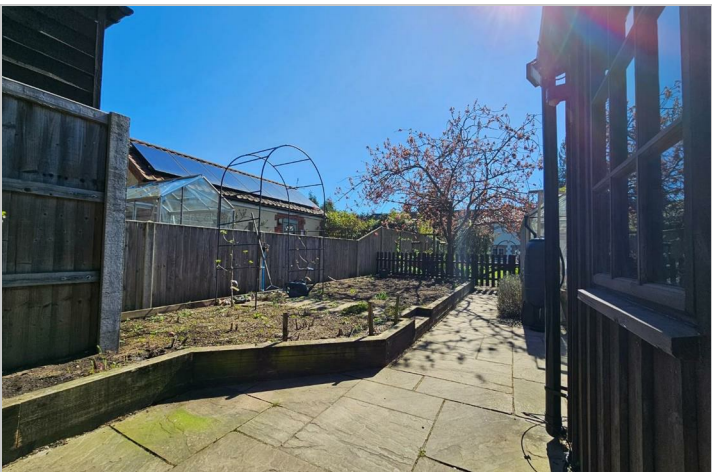
The rear garden is a large, private outdoor space featuring a paved patio area ideal for dining and socialising. Beyond the patio, the garden extends into a lawn bordered by mature trees and planting beds. There is a charming purple summerhouse, with further space for gardening and storage at the far end. The garden offers a peaceful retreat with plenty of room for outdoor activities.

AGENTS NOTE

Please be advised that water is provided to the property by the Forestry Commission via a borehole and the drainage is via a shared septic tank with the neighbouring properties.







Road Map



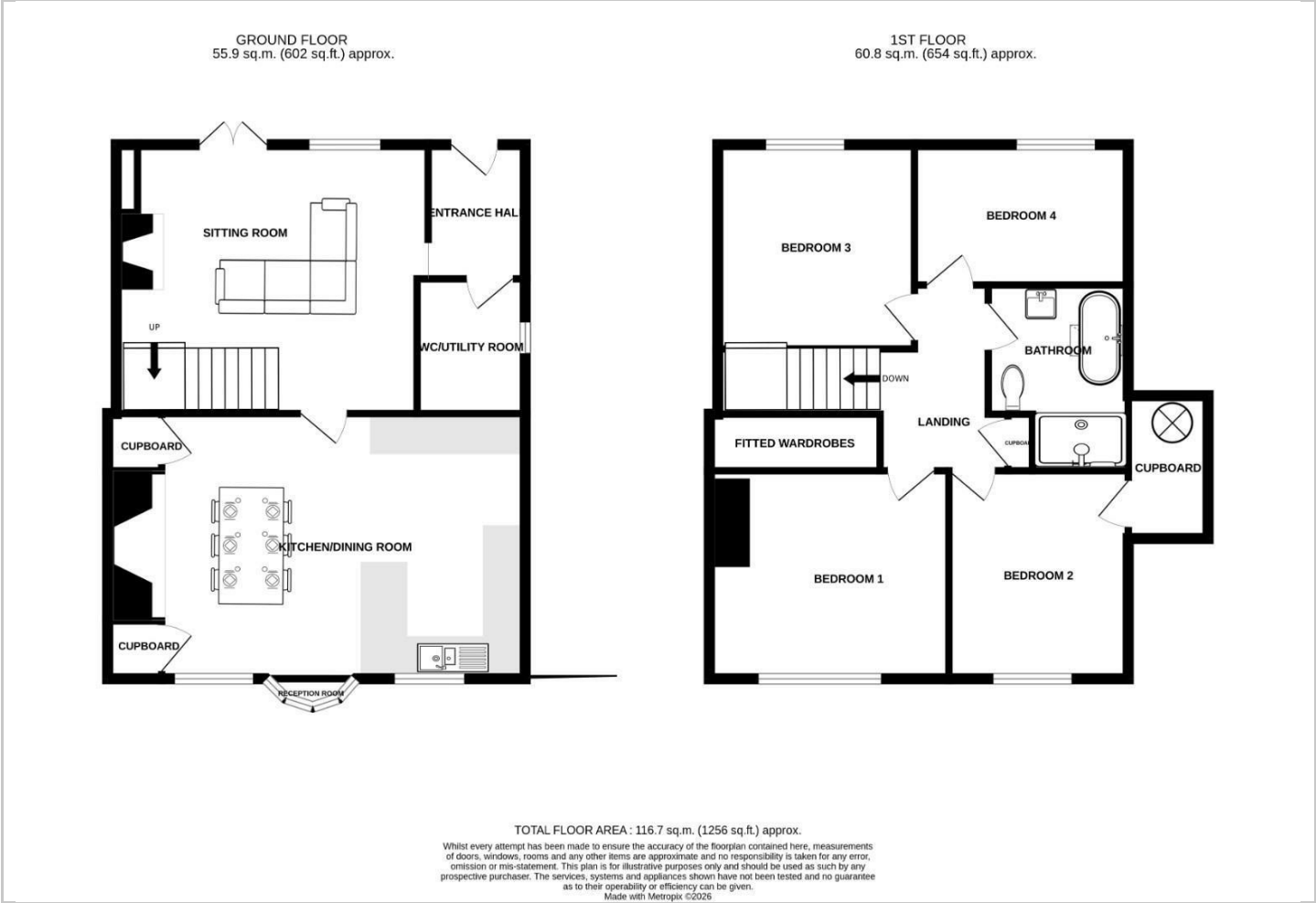
Hybrid Map



Terrain Map



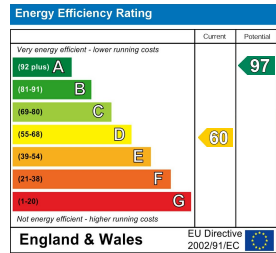
Floor Plan



Viewing

Please contact our Chilterns Brandon Office on 01842 813466 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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