

7 De Warrene Court - Offers In Excess Of £275,000

Methwold Norfolk IP26 4RT

shires

Estate & Letting Agents



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Offers In Excess Of £275,000

The Property

A modern detached three-bedroom bungalow with garage, set within a small cul-de-sac on the edge of the Norfolk village of Methwold.

Built around five years ago, the property offers bright, contemporary accommodation and occupies a generous plot with an enclosed rear garden and extensive paved terrace.

The open-plan living space incorporates a stylish kitchen with integrated appliances, a media wall and French doors opening onto the patio. A separate sitting room enjoys views across the rear garden, while a useful utility room sits off the kitchen.

There are three bedrooms, including a main bedroom with en-suite shower room, plus a well-appointed family bathroom. The property also benefits from UPVC double glazing, zoned underfloor heating and an air source heat pump.

Outside, the enclosed walled and fenced garden provides an excellent space for entertaining. A good-sized single garage with automated door and driveway parking complete the property.

Methwold offers a range of village amenities including shops, schools, a post office, pub and takeaway. It is conveniently positioned near Thetford Forest, with Brandon, Downham Market, Thetford and King's Lynn all within easy reach, along with mainline rail links and access to the A10, A11 and A14.

OPEN OAK FRAMED PORCH WAY

With light.

ENTRANCE HALL

With composite entrance door; storage cupboard; access to loft space; recessed ceiling, lighting; ceramic tiled floor.

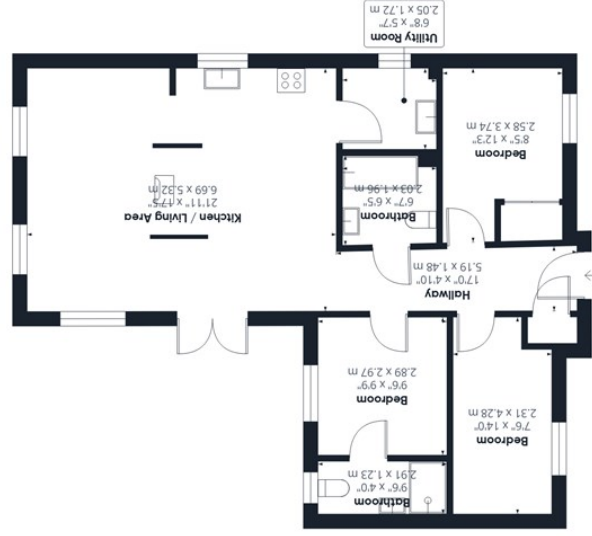
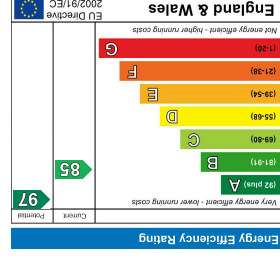
Features

- **THREE-BEDROOM DETACHED BUNGALOW**
- **MODERN DEVELOPMENT OF HOMES**
- **UPVC DOUBLE GLAZING**
- **UNDERFLOOR AIR SOURCE HEATING**
- **GARAGE & OFF ROAD PARKING**
- **EDGE OF VILLAGE LOCATION**
- **CONTEMPORARY FIXTURES & FITTINGS**
- **EN-SUITE**
- **GARDEN**
- **VIEWING RECOMMENDED**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Approximate total area (m²)

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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