

16 Main Road - Guide Price £385,000

Brookville, Thetford, IP26 4RB

chilterns

Estate & Letting Agents



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Guide Price £385,000

The Property

GUIDE PRICE £385,000-£415,000 A individual architecturally designed detached four bedroom bungalow enjoying a non estate position in this popular west Norfolk hamlet. The bungalow offers spacious and versatile accommodation including a lovely open plan kitchen/dining area with vaulted ceiling. Energy efficient features include an Air Source Heat Pump and Upvc double glazing. Viewings are recommended.

Agent's Note:
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

SITUATION & LOCATION

This unique architecturally designed and supervised detached bungalow residence occupies a non estate position and is located in the small west Norfolk hamlet of Brookville. Set slightly back from Main Road, this spacious home was built by the present owner for her own occupation and was completed in 2022. Built with the benefit of a 6 year Professional Consultants Certificate (warranty), this spacious home offers comfortable well designed and versatile accommodation throughout including four bedrooms, a Jack 'n' Jill en suite bathroom, family shower room and separate cloakroom. The spacious lounge has a fireplace (currently not in use) as well as French doors onto the rear garden and the large open plan kitchen/dining area with vaulted ceiling is an outstanding light and airy room with contemporary cabinets, breakfast bar and French doors onto the enclosed front terrace, as well as a walk-in pantry and utility off. Built with Energy Efficiency in mind, the bungalow has an EPC rating of B, has Upvc sealed unit double glazing throughout and an Air Source Heat Pump with underfloor zoned heating throughout.

Due to a recent change in circumstances and the decision by the owner to now sell the property, she has not had the opportunity to finish landscaping the gardens, although a patio has been laid to the front and rear, the front patio being enclosed and she is in the process of fencing the exposed boundaries.

The sale of this property represents a unique opportunity to those buyers seeking an individual modern home in a village location and viewings are recommended.

Brookville lies within a mile from the village of Methwold, which has secondary education facilities and other services including a public house and a church. These are also bus services to the market town of Brandon and there is easy access to the larger towns of Swaffham, Downham Market (11 miles), Thetford (14 miles) and King's Lynn (19 miles). The North Norfolk coast is less than an hours drive away and the village lies on the edge of the Thetford Forest Park, a haven for lovers of walking and wildlife.

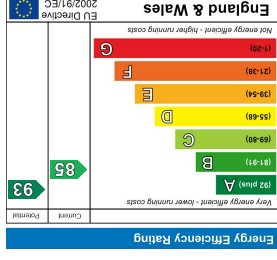
Features

- ARCHITECTURALLY DESIGNED DETACHED BUNGALOW
- 4-BEDROOM PLUS 'JACK & JILL EN-SUITE'
- LARGE OPEN PLAN KITCHEN/DINER WITH VAULTED CEILING
- AIR SOURCE HEATING & DOUBLE GLAZING
- UNDERFLOOR HEATING
- SPACIOUS & VERSATILE ACCOMMODATION
- BUILT IN 2022 BY CURRENT OWNER
- UTILITY ROOM & WALK-IN PANTRY
- LARGE GARDEN & SPACIOUS PARKING
- VIEWING HIGHLY 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.



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