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Church Lane,
Thwaite, Norfolk

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MUSKER
McINTYRE
ESTATE AGENTS



Church Lane, Thwaite

Accommodation comprises briefly:-

- Entrance Hall
- Sitting Room with Fireplace
- Kitchen/Dining Room
- WC
- Main Double Bedroom
- Second Single Bedroom
- Refitted Bathroom
- Landing
- Studio Outbuilding



Tucked away down a small track in the sought after village of Thwaite, lies this fantastic two bedroom character home. Extensive improvements have been made in recent years, including; new roof & insulation, kitchen/dining extension, hardwood double-glazed windows & doors, and updating of the electrics and drainage services. The property sits in a generous plot of beautiful gardens, to the front of which sits a versatile studio/office building and an expansive gravel driveway, providing room for many vehicles.





This property is situated close to the center of the village of Thwaite, close to the Church. A variety of amenities are available to the village, including an excellent primary school, a village store/Post Office, village hall and playground. There is an active community with many events organised throughout the year. The market town of Bungay lies roughly 4 miles away; offering a good range of all the necessary amenities and shops, schools, restaurants & pubs. The Cathedral City of Norwich is 12 miles to the north and provides a full range of cultural and commercial facilities, including a mainline train link to London Liverpool Street.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains electricity and water connected. Private drainage (sewerage plant).

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: TBC

Postcode: NR35 2EG

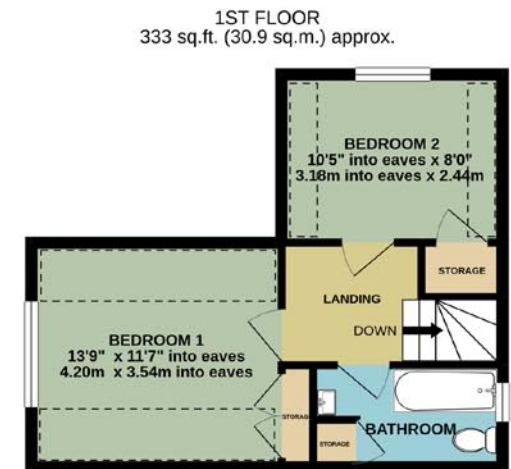
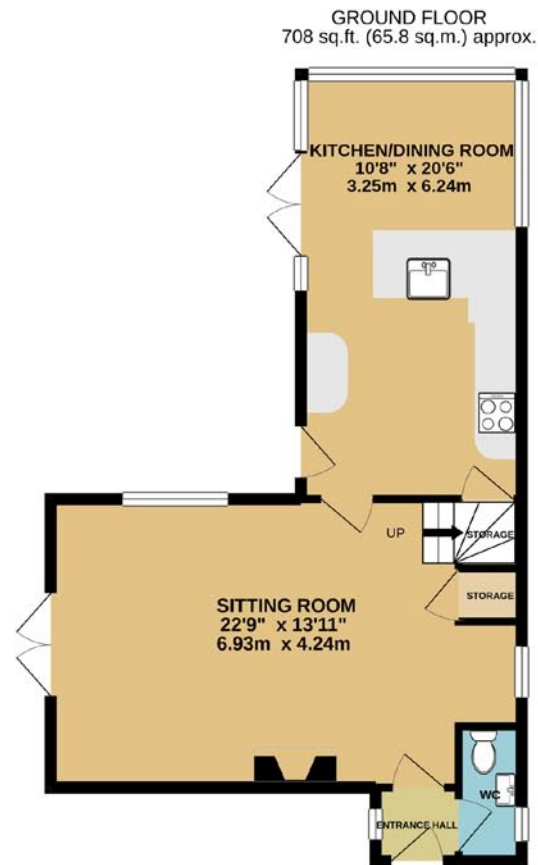
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £350,000



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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