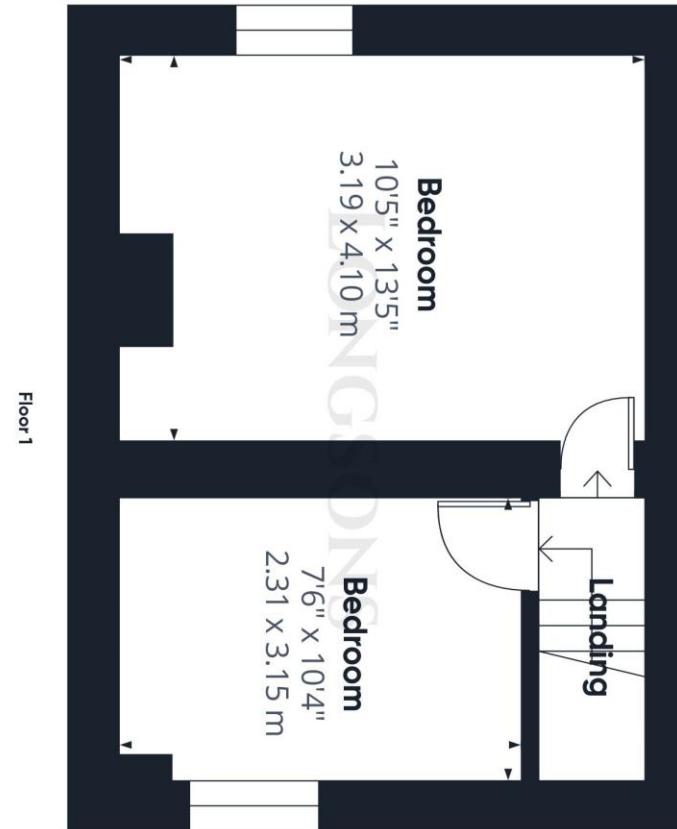
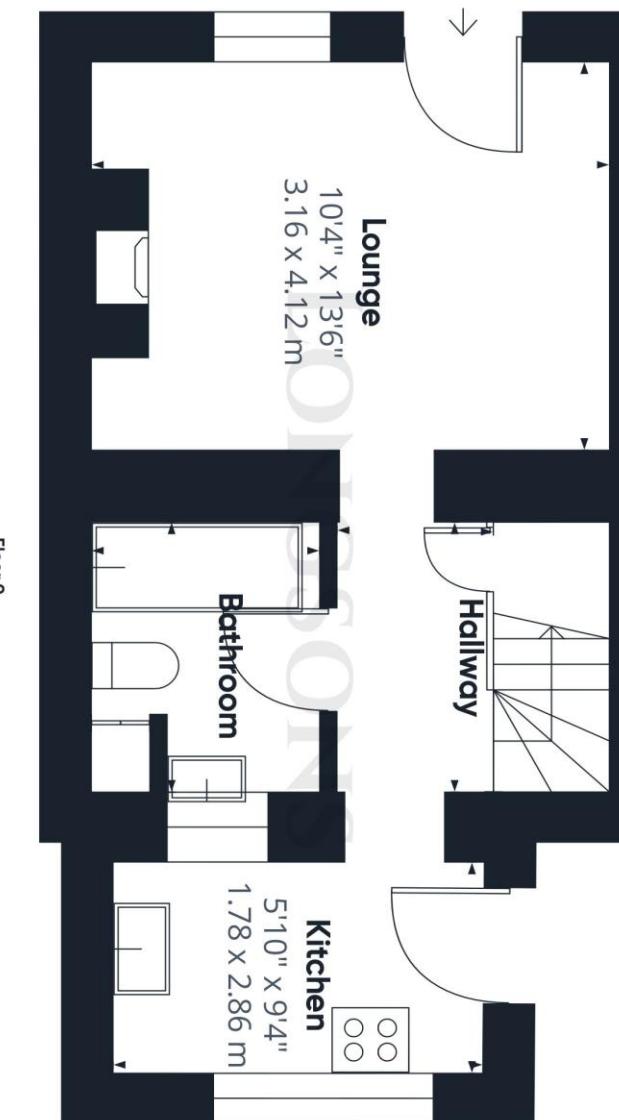


W N  
S E



Floor 1



Floor 0



## Chalk Hill, Great Cressingham, Thetford, IP25 6NP

Available Chain Free!

Quaint two bedroom period cottage with far reaching countryside views in the popular village of Great Cressingham. Would suit first time buyer or investor, the property offers lounge with log burning stove, kitchen, outside seating area, bathroom and UPVC double glazing.

**Price £160,000 Freehold**





First time buyers and investors be quick to view this two bedroom period cottage with far reaching countryside views located in the sleepy Norfolk village of Great Cressingham. The property boasts kitchen, lounge with wood burning stove, inner hallway, two bedrooms, bathroom and UPVC double glazing.

#### GREAT CRESSINGHAM

Nestled in the hub of the Brecklands you will find Great Cressingham, a peaceful rural village in Norfolk situated near Swaffham and Watton.

With a small population, it is a charming village full of character, with attractions such as the beautiful Water Meadows, an authentic Victorian School, a selection of historical buildings and picturesque country walks and finally the popular Olde Windmill Inn Pub & Restaurant.

Easily accessible via the A1065, B1108 and A47, it is within an easy distance of popular places of interest such as Richmond Park Golf course and Sandringham estate, as well as many wildlife reserves and local market towns.

#### Lounge

**13'6" (4.11m) x 10'4" (3.15m)**

UPVC double glazed entrance door to front, feature fireplace and hearth with wood burning stove, UPVC double glazed window to front, electric storage radiator.

#### Inner Hallway

Under stair cupboard, stairs to first floor.

#### Kitchen

**9'4" (2.84m) x 5'10" (1.78m)**

Range of kitchen units to walls and floor with work surface over, stainless steel sink unit with mixer tap and drainer, tiled splashback, space for electric cooker, space and plumbing for dishwasher, obscure glass UPVC

double glazed window, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden.

#### Bathroom

Bath with shower curtain and mixer tap, partially tiled walls, WC, hand wash basin, space and plumbing for washing machine, storage cupboard, tiles to floor, obscured glass UPVC double glazed window, extractor fan.

#### Stairs and Landing

Electric storage radiator

#### Bedroom One

**31'5" (9.58m) x 10'5" (3.18m)**

UPVC double glazed window to rear, loft access.

#### Bedroom Two

**10'4" (3.15m) x 7'6" (2.29m)**

UPVC double glazed window to front.

#### Outside Front

Paving leading to UPVC double glazed front door, decorative slate chippings and plants to beds.

#### Rear Garden

Courtyard style seating area laid to paving.

#### Agent's Notes

EPC rating E42 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Two Bedroom Period Cottage
- Ideal for First Time Buyer or Investor
- Far Reaching Countryside Views
- Energy Efficiency Rating E42
- UPVC Double Glazing
- Available CHAIN FREE!

