



Primrose Cottage, Water Lane, Barnham, Thetford, IP24 2NA

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# Primrose Cottage

## Water Lane

### Barnham

### IP24 2NA

The perfect downsizer - a unique home designed for ease of living with all the accommodation you need without the rooms you don't.

**GUIDE: £475,000 - FREEHOLD**

RECEPTION HALL | SITTING ROOM | DINING ROOM | KITCHEN/BREAKFAST ROOM | UTILITY | TWO BEDROOMS WITH EN SUITES | GARAGE | GARDEN

**RECEPTION HALL** with staircase to first-floor, cloakroom with low-level WC, vanity unit with inset wash hand basin and storage cupboard below.

Door to integral garage.

**SITTING ROOM** a fabulous triple-aspect room with vaulted ceiling, French doors to terrace and garden, polished stone fire surround and hearth with LPG living flame fire, alcove with display shelving and oak worksurface with storage below, and six wall light points. Door through to

**KITCHEN/BREAKFAST ROOM** double-aspect room with two pairs of French doors to front and rear terrace and gardens, extensive range of shaker-style painted wall and base kitchen units with granite worksurface inset with stainless-steel one-and-a-half bowl sink and drainer unit, built-in dishwasher, 4-burner gas hob, stainless-steel splashback and extractor hood over. Built-in NEF oven and microwave and office workstation, with understairs storage cupboard, and connecting door to sitting room. Island unit with worksurface.

**UTILITY** with ceramic tiled floor, built-in worksurface, space and plumbing for washing machine, inset stainless-steel sink and drainer unit.

#### FIRST-FLOOR

**BEDROOM** – a double-aspect room including high vaulted ceiling and apex window, extensive built-in storage, pair of double fitted wardrobe cupboards, four further eaves storage cupboards, **EN SUITE SHOWER ROOM** tiled with corner shower cubicle, vanity unit with inset wash hand basin, heated towel rail, low-level WC.





**PRINCIPAL BEDROOM** – double-aspect room with French doors to terrace and garden, built-in wardrobe cupboard and door to **EN SUITE BATHROOM** with panelled bath with tiled splashback, separate shower attachment over, built-in vanity unit with storage cupboard and inset wash hand basin, low-level WC and heated towel rail.

**INTEGRAL GARAGE** offering potential for further accommodation with extra width and ramp. Hot water tank.

Built around 2017 to a specific design, designed to be a perfect downsizer, it provides classically well-proportioned rooms built to a high standard with air source heat pump, underfloor heating downstairs and radiator upstairs. High quality double-glazed windows and oak French doors, plenty of storage and wider than normal garage with ramp to facilitate ease of use.

A particular feature of Primrose Cottage is the beautifully landscaped gardens with two large terraces, along with brick retaining walls with a raised professionally landscaped garden, with ample parking and turning space.

#### **Outside**

Garden shed, pathway and steps down to Church Lane, compost heap, cottage-style design with mellow red-brick under a part slate and tiled roof.

#### **GENERAL INFORMATION**

- Mains water, LPG, drainage and electricity.
- Air source heat pump
- Underfloor heating downstairs
- Council Tax West Suffolk Band D
- The property is in a conservation area.
- Mobile phone: Ofcom suggest all providers likely.
- Broadband: Ofcom suggest Superfast broadband available.



## Ground Floor

Approx. 142.2 sq. metres (1530.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

81

89

## First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Total area: approx. 176.3 sq. metres (1897.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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