



3 Chapel Lane, Methwold

Thetford



Minors & Brady

3 Chapel Lane

Methwold, Thetford

Tucked away within the village of Methwold, this well-presented home offers a move-in-ready finish, with thoughtful updates that make it both comfortable and efficient to run. With the added benefit of a south-facing courtyard garden, solar panels, and an air source heat pump, the property combines everyday practicality with modern energy-conscious living.

The vendors have also found, helping to support a smoother onward move for any prospective buyer. The overall layout is simple and easy to maintain, making it particularly appealing for those looking for a low-maintenance home. Its position within the village also provides a sense of quiet while still allowing access to nearby amenities and the surrounding countryside.



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- Guide price: £190,000 - £200,000
- Turn key two bedroom home, ready to move straight into with a well maintained finish throughout
- Vendor has found, helping to support a smoother onward move
- Bright living room alongside a kitchen and breakfast space with a practical layout
- Two bedrooms arranged off the landing, offering comfortable and flexible accommodation
- South facing courtyard garden, providing a private and low maintenance outdoor space
- Energy efficient features including an air source heat pump and solar panels
- Very well presented throughout, ideal for buyers seeking a home requiring minimal work
- Ideal for first-time buyers, downsizers, or those looking for an easy to manage home

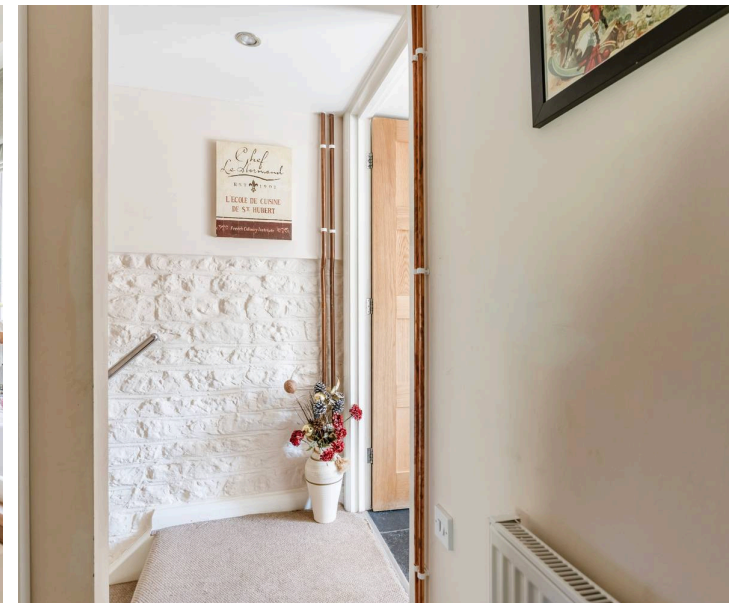
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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Location

Situated in the village of Methwold, Chapel Lane enjoys a rural setting surrounded by open Norfolk countryside. The village offers a selection of everyday amenities including a primary school, village shop, and local services, while the nearby towns of Brandon and Thetford provide a wider range of supermarkets, shops, cafés, and healthcare facilities. The area is well connected via road links, with access to the A11 offering routes towards Norwich, Cambridge, and beyond.

The surrounding countryside provides plenty of opportunities for walking and outdoor activities, while Thetford Forest is within easy reach, offering extensive trails and leisure pursuits. This setting provides a quieter pace of life while remaining conveniently positioned for access to nearby towns and key transport links.

Chapel Lane

Stepping inside, the living room provides a bright and welcoming main reception space, with a layout that comfortably accommodates both seating and everyday use and benefits from engineered wood flooring and a fireplace. To the rear, the kitchen and breakfast room offers a practical arrangement with a good range of units and worktop space, creating a functional area for cooking and dining.



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Upstairs, two bedrooms are arranged off the landing, both offering comfortable proportions and flexibility depending on individual needs, whether as sleeping space, a home office, or guest accommodation. These are served by a bathroom fitted with a clean and functional suite.

Externally, the south facing courtyard garden provides a private and low maintenance outdoor space, ideal for seating and enjoying the sun throughout the day. The manageable nature of the garden makes it particularly appealing for those seeking an easy to maintain home.

With its strong presentation, energy efficient features, and village setting, this is a property that offers both convenience and comfort in equal measure.



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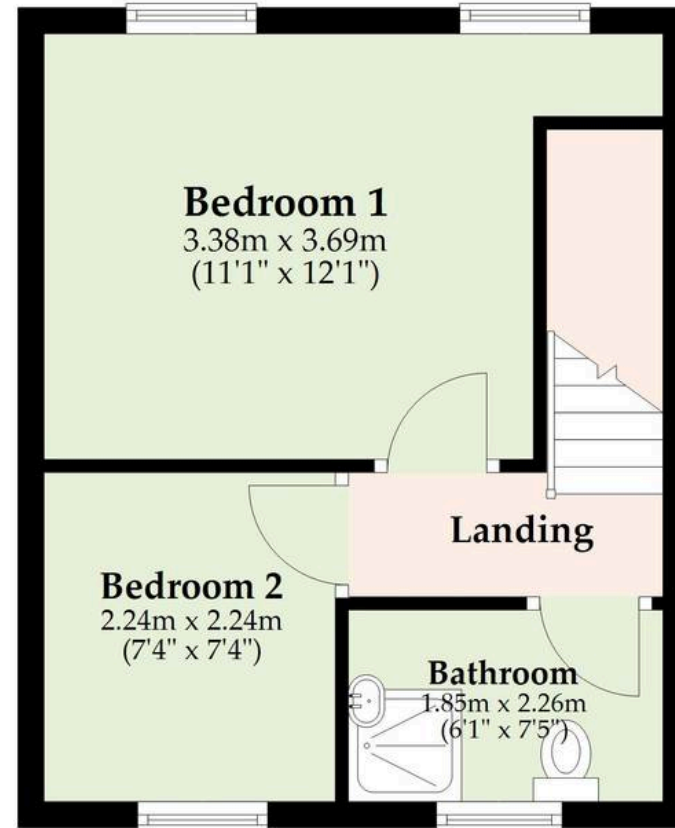
Ground Floor

Approx. 27.3 sq. metres (293.7 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.6 sq. feet)



Total area: approx. 55.7 sq. metres (599.2 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
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Meet *Theo*
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