



# Charlock Road

Thetford, IP24

Offers over £300,000

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## Description

This STUNNING FAMILY HOME has been exceptionally well maintained inside and out and enjoys a popular location on the CLOVERFIELDS ESTATE within CLOSE PROXIMITY to Tesco supermarket.

Upon entering the property you will find a welcoming entrance hall with ample space to remove coats and shoes, useful understairs storage cupboard and stairs to first floor landing. There is a bright lounge which enjoys dual aspect windows in addition to a separate DINING ROOM with French doors overlooking the stunning rear garden. The downstairs accommodation is concluded by a fully fitted kitchen which offers a range of wall and base level units, 1.5 bowl stainless steel sink unit, INTEGRATED cooker with gas hob and extractor hood over and space for a dishwasher in addition to the UTILITY ROOM which includes further space for appliances and a door leading outside.

Upstairs there are four bedrooms which all include BUILT IN WARDROBES plus an EN SUITE shower room to the master bedroom and a FAMILY BATHROOM which comprises W.C, wash hand basin and a bath. The first floor landing also includes the loft access hatch.

Outside there is an impressive amount of meticulously well maintained garden space which includes a rear and side garden, as well as an off street parking space. There is a GARAGE which benefits from power and light as well as an up and over door at both the front and rear allowing vehicular access into the rear garden where there is further space to park. The remainder of the rear garden has been laid to lawn with an attractive patio for seating/ entertaining, outside tap, useful storage shed and a side access gate which leads into the side garden. This garden space is enclosed by a well maintained laurel hedge.

## Measurements

Entrance Hall - 8'09" max x 6'01" max

Lounge - 17'04" x 11'04"

Dining Room - 10'02" x 8'10"

Kitchen - 10'02" x 8'03"

Utility Room - 6'00" x 5'11"

Bedroom - 18'03" max (narrowing to 10'11") x 10'04" max (narrowing to 9'08")

En Suite - 7'02" x 5'01"

Bedroom - 13'06" max x 11'01" max

Bedroom - 10'04" x 6'09"

Bedroom - 8'02" x 6'10"

Family Bathroom - 6'10" x 5'06"

Garage - 18'07" x 9'10"

## Agents Note

Council Tax Band - D

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

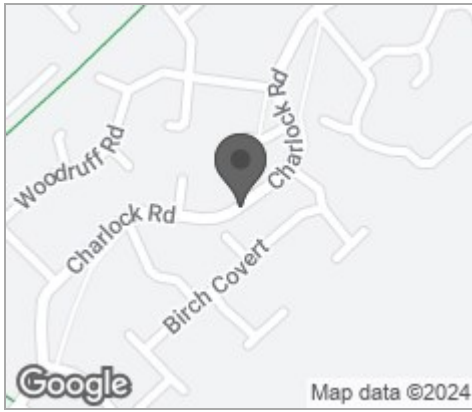
Items shown in photographs are not included unless they are

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detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





**Ground Floor**

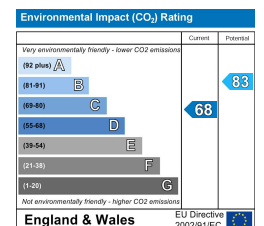
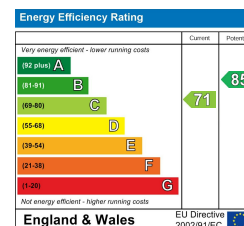


**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows, and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX.

## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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