



Hoy Drive

Thetford, IP24

Offers over £500,000

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Description

This superb EXECUTIVE FAMILY HOME was recently constructed in 2022 and is well situated on the outskirts of Thetford offering EXCELLENT TRANSPORT LINKS via the nearby A11 dual carriageway towards Norwich, Cambridge and London. The property would make a fantastic FAMILY HOME and is available with NO ONWARD CHAIN!

Downstairs the property comprises a spacious and welcoming entrance hall which includes a useful understairs storage cupboard as well as a cloakroom W.C with a wash hand basin and tiled floor. The hallway features a modern wood effect LVT flooring which extends into a STUNNING KITCHEN/ DINING ROOM overlooking the rear garden. The kitchen/ dining room is a bright and expansive space, enjoying two sets of French doors which allow natural light to flood into the room. There is a range of wall and base level kitchen units, 1.5 bowl stainless steel sink, a large pantry storage cupboard (3'07" x 3'06"), water softener and space for a fridge freezer and dishwasher. The Rangemaster cooker will be included with the sale of the property and there is an extractor hood fitted over.

The downstairs accommodation is concluded by a UTILITY ROOM with additional wall and base level units, stainless steel sink, space for a washing machine and tumble drier and a wall mounted gas boiler, a lounge which features an attractive wood burner as well as a separate study which would be an ideal space to WORK FROM HOME! The lounge also includes double doors which can open into the dining area at the rear of this impressive home.

Upstairs the house enjoys a commodious landing which includes an airing cupboard, housing the hot water cylinder. There are FOUR DOUBLE BEDROOMS in addition to two EN SUITE shower rooms and a contemporary family bathroom. The family bathroom comprises a W.C, wash hand basin and bath with shower attachment over whilst the en suites both offer a W.C, wash hand basin, shower cubicle and heated towel rail. The bedrooms also all include BUILT IN

WARDROBES which includes an enviable DRESSING AREA in the second bedroom.

Outside the property benefits from driveway off street parking in front of a substantial DOUBLE GARAGE which offers electric, remote controlled up and over doors in addition to personal door access from the rear garden. The garage is a generous size and also includes a charging point for electric vehicles. The rear garden is an excellent feature of this home and has been meticulously well maintained, enjoying a block paved patio area for seating/ entertaining, with an electric, remote controlled awning which allows the homeowner to enjoy this space all year round. The remainder of the garden is predominantly laid to lawn and has been planted with a tidy border that includes a variety of plants, trees and shrubs. There is also a useful storage shed.

The blinds in this property have been made to measure and will be included in the sale, along with radiator covers, curtain poles and light fittings. The appliances and curtains (which are also made to measure) will be negotiable.

This property offers a unique opportunity to purchase such an imposing family home within a popular development and Molyneux Estate Agents would encourage a viewing to fully appreciate the accommodation on offer!

Measurements

Cloakroom W.C - 6'03" x 3'09"

Lounge - 15'09" max x 15'03" max

Kitchen/ Dining Room - 33'04" max (narrowing to 22'00") x 17'04" max (narrowing to 10'00")

Utility Room - 7'11" x 6'09"

Study - 10'10" max x 9'07" max

Tel: 01842 818282

Bedroom - 16'11" max x 13'02" max

En Suite - 6'11" max x 6'09" max

Bedroom - 15'03" max x 12'11" max

En Suite - 7'02" max x 6'10" max

Bedroom - 12'03" x 11'09"

Bedroom - 11'03" max x 10'00" max

Family Bathroom - 7'00" x 6'06"

Double Garage - 22'10" max x 21'00" max

Agents Note

There is a management charge of approx £265 per annum payable to Preim Ltd.

Council Tax Band - E

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

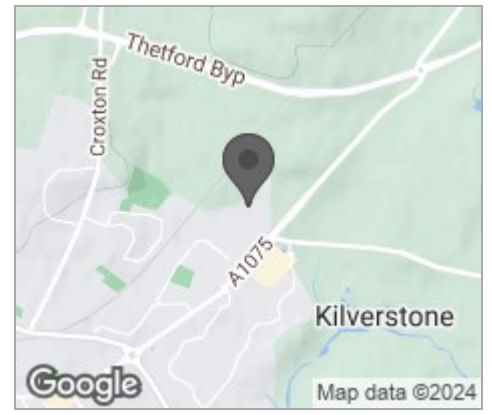
as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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 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

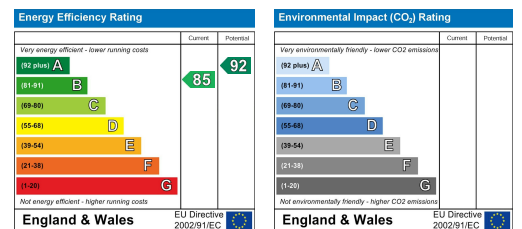


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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