



Grenville Way

Thetford, IP24

Price £395,000

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Description

This superb DETACHED FAMILY HOME is located within the vibrant Norfolk town of Thetford and benefits from EXCELLENT TRANSPORT LINKS to Norwich, Cambridge and London via the nearby A11 dual carriageway.

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes in addition to a cloakroom W.C and understairs storage cupboard. There is a generous sized lounge with a bay window and attractive brick feature fire place as well as a separate family/ dining room which also features a bay window to the front of the house.

The spacious kitchen/ dining room includes a range of wall and base level units, INTEGRATED cooker, an electric hob with extractor hood over, stainless steel sink as well as ample space for a fridge freezer and dishwasher. The wall mounted gas boiler is located within a kitchen cupboard, and there is a separate UTILITY ROOM which offers further space for appliances as well as additional wall level units.

Upstairs the house enjoys FOUR DOUBLE BEDROOMS which includes built in wardrobes to the fourth bedroom, a FAMILY BATHROOM and a separate modern shower room. The bathroom comprises W.C, wash hand basin and a bath with a shower attachment over whilst the contemporary shower room includes W.C, wash hand basin and a shower cubicle.

Outside the property is approached by a well maintained front lawn and driveway providing ample off street parking. There is a GARAGE which benefits from an up and over door, power and light as well as a side access gate which leads to the rear garden. The rear garden is predominantly laid to lawn and includes a useful storage shed and attractive patio area which is ideal for seating/ entertaining.

Thetford is a popular market town in the Norfolk county and benefits from an excellent location between Norwich (approx

30 miles) and Cambridge (approx 33 miles). Thetford Forest is also situated within close proximity and covers an expansive area which is ideal for dog walking, cycling and family day's out!

Measurements

Cloakroom W.C - 6'06" x 3'05"

Lounge - 23'11" max x 12'00" max

Sitting Room - 18'00" max x 9'11" max

Kitchen - 17'08" max x 13'00" max

Utility Room - 9'00" x 7'05"

Bedroom - 12'10" max x 12'01" max

Bedroom - 12'05" x 10'00"

Bedroom - 12'01" max x 10'08" max

Bedroom - 10'00" max x 9'03" plus depth of built in wardrobes

Family Bathroom - 9'06" max x 5'08" max

Shower Room - 7'08" x 7'03"

Agents Note

Council Tax Band - Breckland, 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

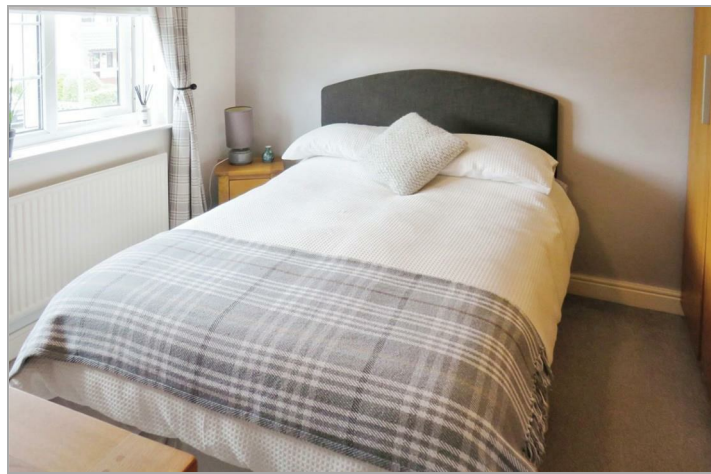
Tel: 01842 818282

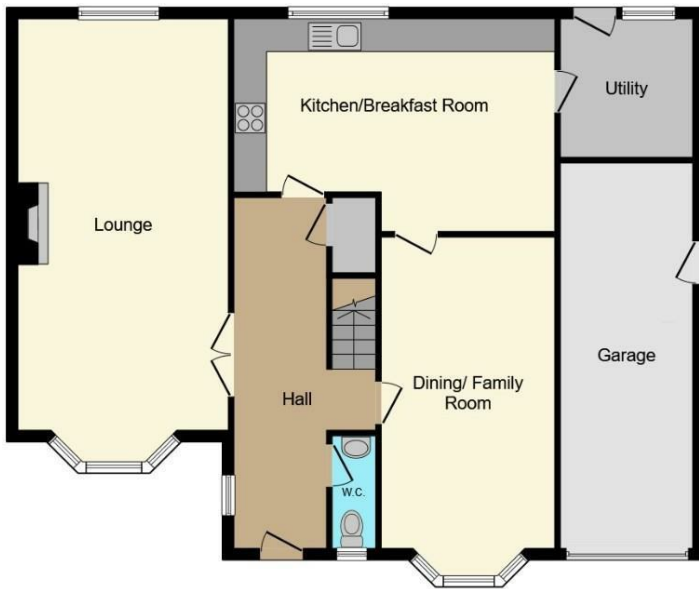
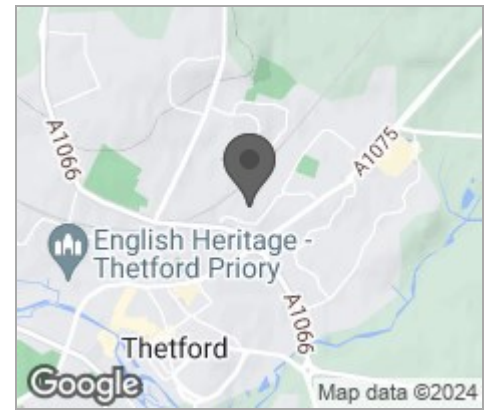
contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

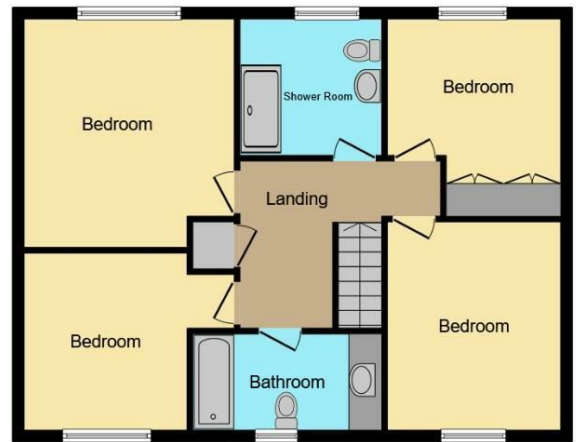
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

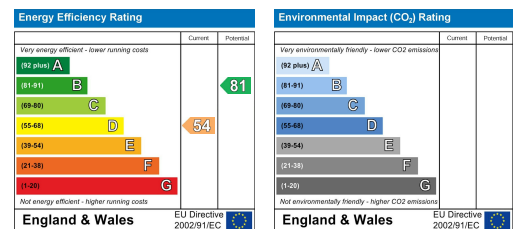


First Floor

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK