



Woodlands Drive

, IP24

Price £200,000



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Description

Molyneux Estate Agents are excited to offer this well presented end of terrace home, found at the bottom of a cul de sac in the Norfolk town of Thetford.

The accommodation is accessed via a welcoming entrance hall where there are stairs leading to the first floor landing. On the ground-floor the lounge is found at the front of the home and leads to the kitchen. The kitchen includes a range of fitted wall and base units with worktop over, there is a ceramic sink and drainer plus space for a washing machine, cooker and fridge-freezer. Beyond the kitchen is the added dining room, with a vaulted ceiling, and both a window and door opening to the rear garden.

Upstairs the landing has both a built in airing cupboard, as well as a ceiling hatch for access in to the loft space. The master bedroom is found at the front of the home, whilst the second bedroom and bathroom are found to the rear of the home. The family bathroom comprises a bath with shower over, W.C and wash hand basin.

Externally the front garden has been block paved, whilst the rear garden is laid to artificial lawn, and includes a shed with power and light connected. Directly behind the garden there are two parking spaces allocated to the home.

An internal viewing comes highly recommended, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Lounge - 13' 8" x 10' 5" max plus an alcove

Kitchen- 13' 8" x 8' 5"

Diner - 12' 9" x 7'

Stairs to first floor landing

Bedroom 1 - 13' 9" max x 9' 9"

Bedroom 2 - 12' 5" x 7' 5"

Bathroom - 6' 6" x 5' 7"

Council Tax Band - B

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.

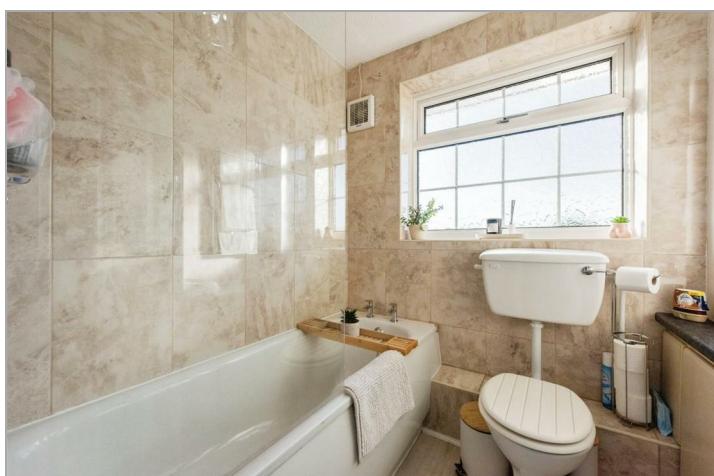
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

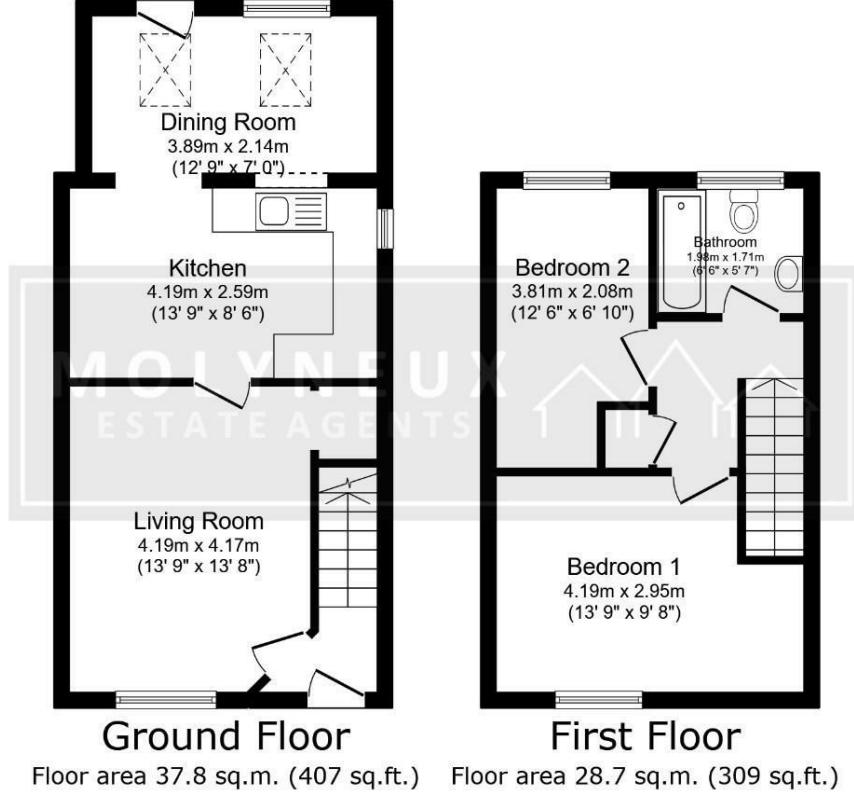
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

Please note the first image of the rear garden is a photo that was taken during the Summer months of 2022.





TOTAL: 66.6 sq.m. (717 sq.ft.)

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(F2 plus)	A				
(61-91)	B				
(60-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
Very environmentally friendly - lower CO ₂ emissions					
(F2 plus)	A				
(61-91)	B				
(60-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not environmentally friendly - higher CO ₂ emissions					
EU Directive 2002/91/EC					
England & Wales					

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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