



Clifton Drive

Thetford, IP24

Guide price £375,000

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Description

Situated in Clifton Drive in Thetford, on a generous corner plot, this modern detached house, built in 2023, offers a perfect blend of contemporary living and comfort.

Spanning an impressive c. 1,350 square feet (128 sq m), the property boasts four well-proportioned bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and convenience for the whole family. The family bathroom includes a bath with shower fitting attached.

The heart of the home is a spacious kitchen/diner, ideal for family meals and entertaining guests. The kitchen includes a built in oven with hob and extractor over, as well as an integrated fridge-freezer and dishwasher. Additionally, the property features a separate lounge, providing a cosy space for relaxation, as well as a versatile dining room that could easily serve as a study or home office, catering to the demands of modern life. The ground floor also includes a useful cloakroom with W.C and wash hand basin, as well as a built in under-stairs storage cupboard.

Outside, the generous rear garden is predominantly laid to lawn, offering a delightful space for children to play or for hosting summer gatherings. The property also includes a large garage equipped with power and light, along with a block-paved driveway. The wider than average driveway accommodates two vehicles, ensuring ample parking for residents and visitors alike.

With gas-fired heating and sealed unit windows and doors, this home promises warmth and energy efficiency throughout the year. Its location provides easy access to the A11, making it an excellent choice for commuters seeking great road links to nearby towns and cities.

This exceptional property is perfect for families or professionals looking for a stylish and practical home in a desirable area. Don't miss the opportunity to make this

stunning house your new home.

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

Measurements

Entrance Hall

Cloakroom

Lounge - 17' 8" x 11' 11"

Kitchen/ Diner - 13' 9" x 11' 9" max

Utility - 8' 10" x 5' 3"

Dining Room or Study - 11' 1" x 10' 11"

Stairs to first floor landing

Bedroom 1 - 12' 2" x 10' 4"

En- Suite - 9' max x 5' 1" plus door recess

Bedroom 2 - 11' 1" x 9' 4" plus door recess

Bedroom 3 - 10' 2" x 9' 9"

Bedroom 4 - 8' 8" x 7' 1"

Bathroom - 8' 11" max x 6' 3" max

Garage - 22' 6" x 11' 7"

Council Tax band - D

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot

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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
Floor area 65.6 sq.m. (706 sq.ft.)



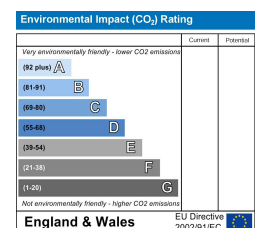
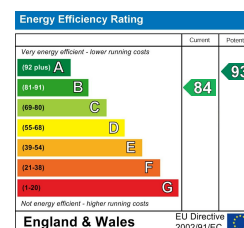
First Floor
Floor area 62.6 sq.m. (674 sq.ft.)

Total floor area: 128.2 sq.m. (1,380 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.



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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