



Mallow Road

Thetford, IP24

Price £325,000

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Description

NO ONWARD CHAIN! This **STUNNING HOME** enjoys **SPACIOUS** and well proportioned accommodation and would make a **SUPERB FAMILY HOME**. The property enjoys a popular location with close proximity to Tesco supermarket and Thetford Garden Centre as well as convenient access to the A11 bypass offering excellent transport links.

Downstairs the house comprises a welcoming entrance hall with a cloakroom W.C and wash hand basin, as well as a study which could make a perfect home office or playroom! There is a lounge, separate dining room with patio doors overlooking the rear garden and a modern kitchen which is fully fitted with a range of wall and base level units, wall mounted gas boiler, 1.5 bowl stainless steel sink and drainer, integrated double oven, washing machine and dishwasher as well as ample space for a fridge freezer. The kitchen also includes an AEG induction hob with an extractor hood fitted above and an external door to the garden.

Stairs lead to the first floor landing which features an airing cupboard, housing the hot water cylinder, and a loft access hatch. There are four bedrooms with an en suite shower room to each of the two largest rooms, as well as a family bathroom comprising W.C, wash hand basin and a bath with shower attachment over.

Outside the property benefits from one driveway off street parking space in front of a double length tandem garage which boasts an electric front door, power and light. There is a side access gate which leads into an attractive rear garden comprising a modern patio and composite decking area (installed 2025) for seating/ entertaining as well as a grass lawn.

Measurements

Cloakroom W.C - 4'4" x 4'3"

Study - 9'00" max x 7'6" max

Kitchen/ Breakfast Room - 13'10" max x 9'11" max

Lounge - 15'7" x 11'3"

Dining Room - 10'00" x 8'9"

Bedroom - 12'6" max x 12'3" max

En Suite - 8'7" max x 5'2" max

Bedroom - 12'6" max x 9'2" max

En Suite - 5'9" max x 5'3" max

Bedroom - 10'2" x 7'00"

Bedroom - 10'3" max x 8'11" max

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

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 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.

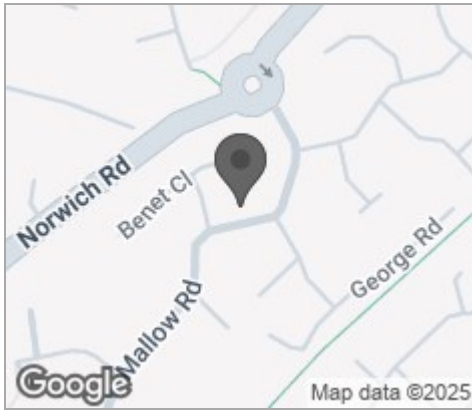
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to

Tel: 01842 818282

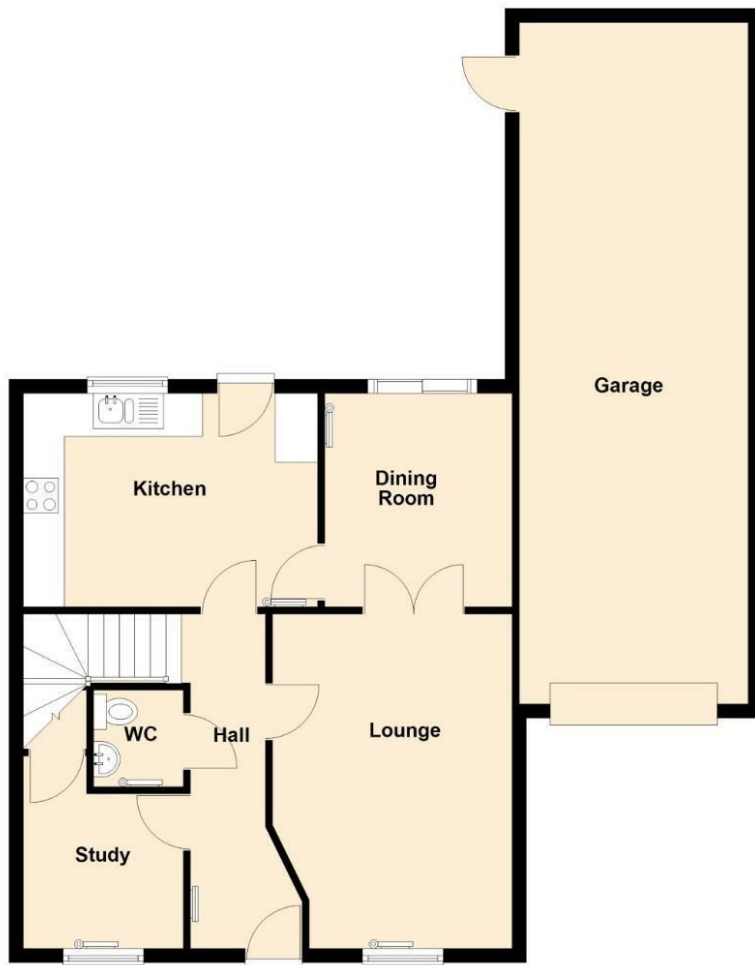
this.

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

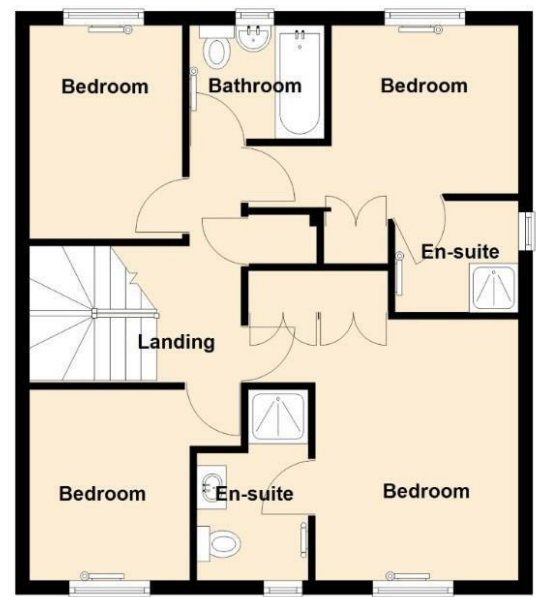




Ground Floor

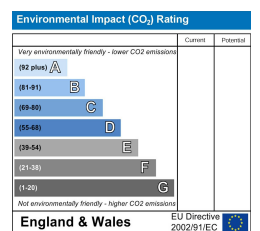
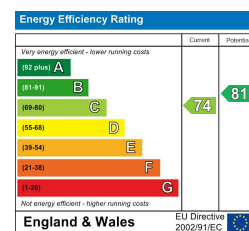


First Floor



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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