

Chilterns



Melford Bridge Road, Thetford

Three bedroom detached house

£1,250 pcm

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www.chilternsc.co.uk



Melford Bridge Road, Thetford, Norfolk, IP24 2HH

£1250 PCM

An executive specification modern home with double bedrooms, situated in the heart of the town close to Melford Common and Castle Park. Built in 2015, this detached house offers double glazed windows, gas heating system via radiators and enclosed rear garden. The accommodation comprises; entrance hall, cloakroom, lounge, study area open aspect to kitchen which is then open aspect to the dining area, separate utility, landing, master bedroom with en suite shower room, two further bedrooms and family bathroom. EPC C.



ENTRANCE HALL 19' 5" x 6' 5" (5.92m x 1.97m)

Entrance door with spy hole and fan light, stairs leading to first floor landing, doors to ground floor accommodation, heating thermostat control, storage cupboard, double glazed window above to front, radiator.

CLOAKROOM 5' 6" x 2' 10" (1.68m x 0.88m)

Fitted with a two piece suite comprising: dual flush low level WC, corner pedestal wash basin with mixer tap, ceramic tiled floor.

STUDY AREA 9' 6" x 4' 11" (2.90m x 1.50m)

Telephone point, door to utility, ceramic tiled floor, radiator. Open aspect to kitchen and:

UTILITY ROOM 7' 1" x 4' 10" (2.17m x 1.49m)

Fitted with a range of gloss fronted base and wall mounted kitchen units to compliment those in the kitchen. Plumbing for washing machine, space for further appliance, rolled edge work surface with inset single drainer sink unit and mixer tap. Wall mounted gas boiler, ceramic tiled floor, double glazed window to side, radiator.

KITCHEN 14' 5" x 9' 4" (4.40m x 2.85m)

Fitted with a range of base and wall mounted gloss fronted kitchen units with rolled edge work surfaces and inset single drainer one and a half bowl sink unit. Electric double oven and grill, four ring electric hob and extractor hood over, space for tall standing fridge freezer, space for further appliance, inset LED ceiling lights, double glazed window to rear. Open aspect to:

DINING AREA 14' 5" x 6' 5" (4.40m x 1.96m)

Vaulted ceiling, TV point, sealed unit double glazed French style doors and adjacent double glazed side panels to rear patio, ceramic tiled floor, double glazed windows to side, radiator.

LOUNGE 19' 5" x 8' 4" (5.92m x 2.55m)

Telephone point, TV point, brick built open fire with cast iron wood burning stove, tiled hearth and wooden mantle. Double glazed window to side, mock sash double glazed window to front, two radiators.

FIRST FLOOR LANDING Doors to all first floor accommodation, airing cupboard with shelving, double glazed window to side, radiator.

BEDROOM 11' 3" x 9' 11" (3.45m x 3.03m)

(Measurement excludes door recess, see floor plan). Fitted double wardrobe cupboard, TV point, double glazed mock sash window to front, radiator. Door to:

EN SUITE 6' 0" x 5' 11" (1.85m x 1.82m)

Fitted three piece suite comprising: dual flush low level WC, pedestal wash basin, fully tiled fitted shower cubicle and shower, electric shaver point, part tiled walls, extractor fan, mock sash double glazed window to front, radiator.

BEDROOM 11' 3" x 11' 0" (3.45m x 3.37m)

(Measured to either extreme, see floor plan). TV point, double wardrobe cupboard, double glazed window to rear, radiator.

BEDROOM 11' 7" x 9' 0" (3.54m x 2.76m)

(Measurement excludes door recess, see floor plan). TV point, double glazed window to rear, radiator.

BATHROOM 7' 9" x 5' 6" (2.37m x 1.70m)

Fitted three piece suite comprising: dual flush low level WC, pedestal wash basin, panelled bath with shower over, shower screen, tiled bath surround, part tiled walls, electric shaver point, double glazed window to side, radiator.

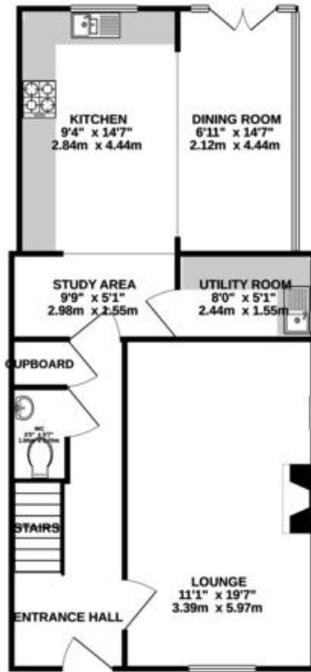
FRONTAGE To the front of property is a small brick weave front garden area with side pedestrian access.

REAR GARDEN To the rear of the property comprises patio area with the remainder laid mainly to lawn, fully enclosed with side pedestrian access.

RENT ADJUSTMENT FOR PET INCLUSION Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.



GROUND FLOOR
676 sq. ft. (62.8 sq. m.) approx.

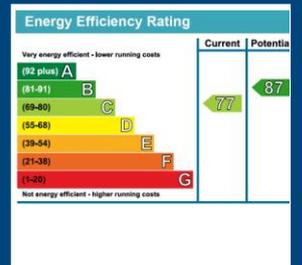


1ST FLOOR
575 sq. ft. (53.5 sq. m.) approx.



TOTAL FLOOR AREA : 1251 sq. ft. (116.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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