



## Clifton Drive, Thetford, IP24 2FE

**£300,000**

Nestled on Clifton Drive in Thetford, this charming semi-detached house offers a delightful blend of modern living and comfort. Spanning an impressive 1,245 square feet, the property boasts three generously sized bedrooms, one of which features an ensuite bathroom, providing a private retreat for its occupants.

The home is finished to a high standard, ensuring a welcoming atmosphere throughout. With the added benefit of a new homes guarantee, you can enjoy peace of mind in your investment. The property also includes a larger than usual tandem garage, perfect for additional storage or as a workshop, alongside off-road parking for multiple vehicles.

For those with electric vehicles, the presence of an EV charger at the property is a significant advantage, catering to the needs of modern living. The vendor has already found a new property, making this an ideal opportunity for prospective buyers looking to move swiftly into their new home.

This residence is not just a house; it is a place where you can create lasting memories. With its spacious layout and thoughtful features, it is sure to appeal to families and individuals alike. Do not miss the chance to make this lovely property your own.

Agents Note: The vendors advise us that there is a service charge payable of £220 per annum to Preim Limited.

- KINGSLEET DEVELOPMENT IN THETFORD
- MODERN THREE BEDROOM SEMI DETACHED HOME
- MODERN LIVING
- EN SUITE TO BEDROOM ONE AND DOWNSTAIRS CLOAKROOM
- EV CHARGING POINT
- CONSTRUCTED WITHIN THE LAST TWO YEARS
- EXTREMELY WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINER
- SINGLE GARAGE AND DRIVEWAY PARKING
- VENDOR FOUND



Council Tax Band: B - EPC Rating: B 84



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1245 ft<sup>2</sup>  
115.5 m<sup>2</sup>

**Reduced headroom**  
.40 ft<sup>2</sup>  
3.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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