



Yarrow Close, Thetford

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# Yarrow Close

## Thetford

Searching for a larger than average Cloverfields home with sunny rear garden and incredibly flexible living accommodation? This home has a full width rear extension allowing for open plan kitchen/dining space, utility and a ground floor fourth bedroom or third reception. There's so much space here!

Pleasantly occupying a cul-de-sac position with southwest facing rear garden, there is also a single garage and parking for up to three cars on the block paved and gravel driveway areas.

Competitively priced, because our clients have found, we are certain this end of terraced family home, which is fully double glazed and gas centrally heated via a combination boiler, won't be on the market for long!

Entering the property you will find a cloakroom and stairs on the left with understairs storage. A medium oak effect wooden floor continues throughout most of the ground floor, giving a sense of continuity throughout (it is both water and scratch resistant too). Decorated in soft, neutral tones it's the perfect blend of timeless elegance and modern living - you can literally move straight in!

The two piece white cloakroom suite has a WC and suspended wash basin with harlequin tiled floor in neutral colours.

Originally the kitchen, on the right, is currently used as a treatment room but could also make an excellent family/playroom or alternative 'work from home' space, it is generously proportioned and softly decorated with fitted window blinds.





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As the property has been substantially extended, the lounge no longer has to accommodate dining furniture too, leaving you free to decide on the furniture arrangement to suit your family needs. With focal fireplace and great available wall space, this room will easily accommodate even the largest of sofas. It's great for entertaining too, as there is a large open plan aspect through to the kitchen/diner.

Part of the rear extension this room is clearly defined as two separate areas. The dining area to left accommodates six for everyday use but could easily be extended further to allow for Christmas dinner with all the family! An expanse of white cottage style kitchen units offers great storage and contrasts beautifully with the butcher block effect works surfaces and flooring. A ceramic sink unit is positioned beneath the rear window overlooking the garden - perfect for keeping an eye on the kids, whilst doing the dishes. There is an electric cooker point and space for a dishwasher. French style doors lead to the rear garden.

The adjacent utility room provides access to the third reception/fourth bedroom and the garage. With plumbing for washing machine and additional storage, there is an additional sink and space for the tall standing fridge/freezer.

Completing the rear extension is an additional reception room (currently used as a ground floor double bedroom) with solid wood effect flooring and personal door providing access to the rear garden.

Underfloor heating in the kitchen/diner keeps your feet toastie warm in winter and the room at the rear is heated by an electric oil filled radiator.

On the first floor the principal bedroom is located to the front, a comfortable double room with built in wardrobe storage and ample space for bedside cabinets and drawer units.

Recently remodelled the en suite shower room is a modern white suite with WC, vanity sink unit with toiletries cupboard beneath and shower cubicle with rainwater head shower and separate mixer riser. A modern stainless steel towel rail keeps the towels nice and warm in winter and a linen cupboards houses the combination boiler. Light grey tiling and limewash style floor covering provide an elegant finish to the room.



# Yarrow Close, Thetford, IP24

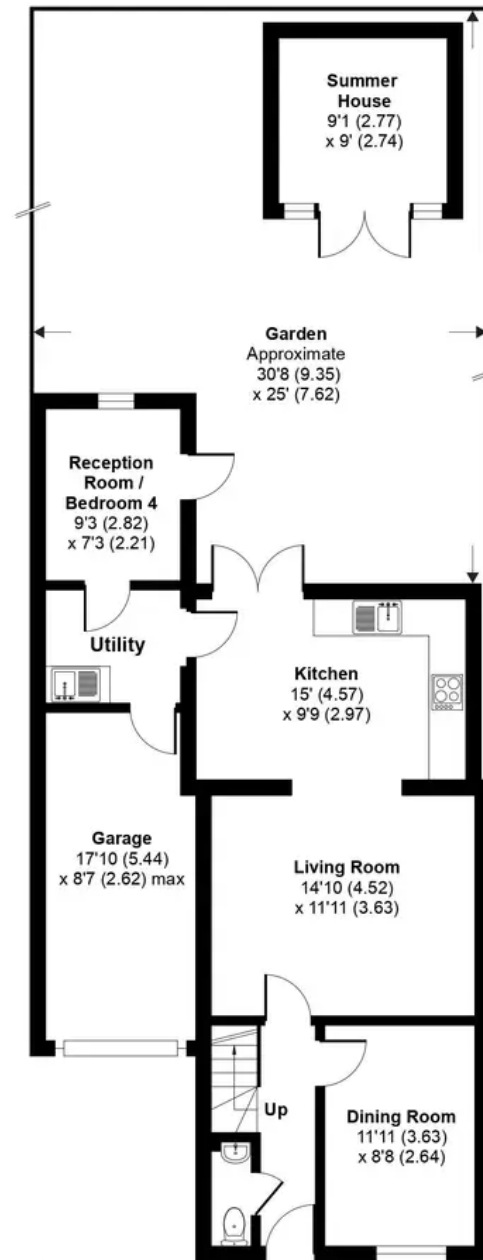
Approximate Area = 980 sq ft / 91 sq m

Garage = 142 sq ft / 13.1 sq m

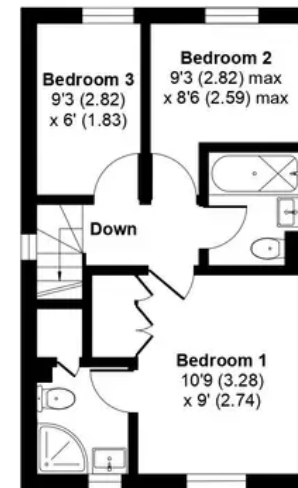
Outbuilding = 83 sq ft / 7.7 sq m

Total = 1205 sq ft / 111.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Location Location. REF: 1061780

To the rear of the property are two similarly sized generous single bedrooms, each with plenty of space for wardrobe and drawer units. The second bedroom provides access to the loft.

Completing the accommodation is a recently remodelled family bathroom, in a matching stylish finish to complement the en suite, with WC, vanity sink unit and panel bath with mixer rainwater showerhead. There is a vanity mirror, electric shaver point and heated towel too.

### **Front Garden**

Driveway parking is a combination of block paving (two spaces) with an additional gravelled area which serves as an additional space. The single garage has up and over door, eaves storage and power and light connected, with personal door leading into the utility room.

### **Rear Garden**

The southwest facing rear garden is a sun worshippers dream. Fully enclosed and really quite private, this low maintenance rear garden has paved and railway sleeper seating areas and outside summerhouse/bar - perfect for summer barbecues.

30' 8" x 25' 0" (9.35m x 7.62m)

### **Garage**

Single Garage

### **On Drive**

3 Parking Spaces





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