



Comfrey Way, Thetford

LOCATION
LOCATION™ 

Comfrey Way

Thetford

Explore serene walks by the river or enjoy a weekend brunch at Lime Kiln Kitchen. This two bedroom mid terrace in Pine Lea, Cloverfields is a must-see! With a conservatory, low-maintenance garden, and allocated parking for two cars, it's perfect for first-time buyers or investors alike!

Council Tax band: A

Tenure: Freehold

- Close to river, water meadow and woodland walks
- Popular Pine Lea part of Cloverfields
- Fitted wardrobe cupboards to both bedrooms
- Two allocated parking spaces
- Low maintenance tiered rear garden
- Conservatory addition
- Former cloakroom converted into laundry room
- Great for access to Thetford Garden Centre and Lime Kiln Kitchen
- West facing rear garden
- Replacement Vaillant combination boiler





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Welcome to this charming home! Step into the inviting entrance hall with laminate flooring, a feature that continues throughout the ground floor. Discover the cottage-style kitchen boasting an oven, hob, and extractor, with space for a dishwasher and fridge/freezer. The downstairs WC has been transformed into a practical laundry room, complete with plumbing for a washing machine. Need the WC back? No worries! This offers flexibility to suit your preferences as it could easily be converted back into a cloakroom.

A spacious lounge/diner, designed for both comfort and productivity, with ample space for four to dine comfortably, relax on a four-seater sofa, or utilise the cleverly designed work-from-home desk space beneath the stairwell, maximizing every corner for versatile living.

The west-facing UPVC conservatory is ideal for enjoying the sunset on summer evenings. This versatile addition creates an extra reception space, seamlessly connecting to the tiered rear garden for a perfect blend of indoor and outdoor living.

Ascend to the first floor galleried landing and the principal bedroom, positioned to the rear, features a fitted triple wardrobe and ample space for additional furnishings. The second double bedroom boasts fitted wardrobe/storage cupboards and houses the Vaillant combination boiler in a dedicated cupboard. Completing this level is the family bathroom, offering a three piece suite including a WC, pedestal basin, and a bath with a mixer riser.

Inside, enjoy smooth skim ceilings, gas central heating via a combination boiler, and double-glazed windows throughout.



Front Garden

Outside to the front of the property, steps lead to the entrance door and a gravelled garden area. Conveniently, an outside tap is located beneath the kitchen window.

Rear Garden

At the rear, discover a paved and tiered garden with various seating areas, perfect for enjoying the west-facing aspect. Rear pedestrian access leads to the two allocated parking spaces.

22' 6" x 12' 11" (6.86m x 3.94m)

ALLOCATED PARKING

2 Parking Spaces





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