



Blackthorn Close, Thetford

LOCATION
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Blackthorn Close

Thetford

Are you searching for a 'starter' home located in a cul-de-sac position and close to water meadow, river and woodland walks? Does the Cloverfields development appeal to you? Then this superbly presented two bedroom semi-detached house with garage and plentiful driveway parking should make your viewing shortlist!

Council Tax band: B

Tenure: Freehold

- Close to water meadow, river and woodland walks
- Pleasant cul-de-sac position
- Modern cottage style kitchen
- Remodelled shower room suite
- Garage and plentiful driveway parking
- Recently landscaped west facing rear garden
- Two double bedrooms
- Popular Cloverfields development
- Semi-detached starter home
- Gas central heating and double glazed





Blackthorn Close

Thetford, Thetford

The property is both double glazed and gas centrally heated via a replacement combination boiler, has a recently landscaped rear garden with side access and direct access into the garage.

For investment buyers, Cloverfields development is an extremely desirable location that is well sought after and popular with professionals. This property is likely to attract a gross annual yield in excess of 5%.

There is an entrance porch to the front of the property and stylish glazed door which leads into the lounge/diner which has stairs leading to the first floor, and good space for flexible furniture arrangement. The kitchen is positioned to the rear of the property with sink overlooking the rear garden. There is an understairs storage cupboard and entrance door to the rear. The combination boiler is also located here.

The kitchen is well fitted with an extensive range of base and wall units in a cottage style with brushed chrome fittings and electric oven, four ring gas hob and extractor hood over. There is also space for tall standing fridge/freezer, washing machine and even a two-seater breakfast table.

The landing provides access to both bedrooms and the shower room. There is a decent sized double bedroom to the front of the property and further bedroom with fitted wardrobe cupboard to the rear, in between is a remodelled, fully tiled, three-piece shower room suite with vanity sink units and toiletries cupboards under, WC with concealed cistern and fully tiled fitted shower cubicle and shower. There is also a heated towel rail and further wall mounted toiletries cupboard.



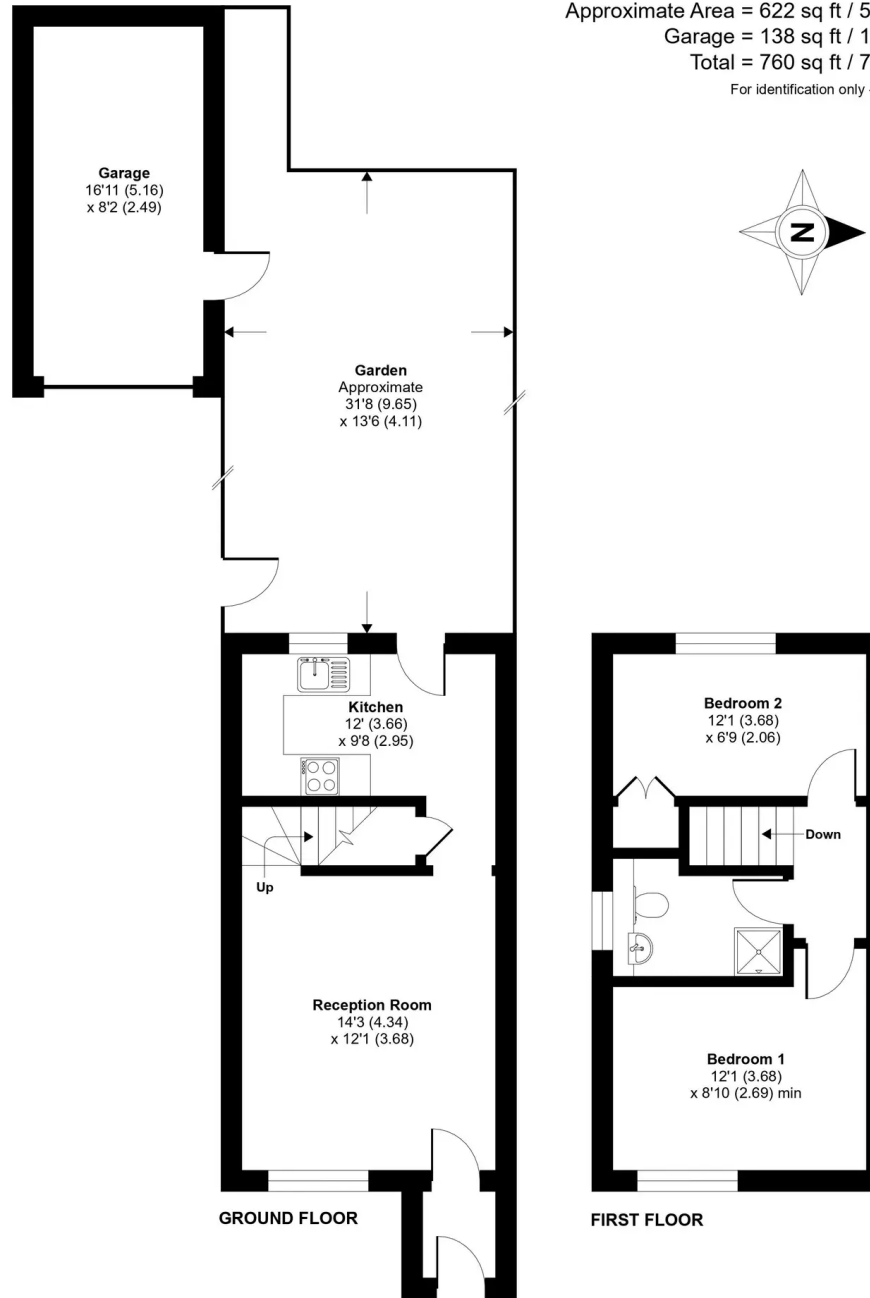
Blackthorn Close, IP24

Approximate Area = 622 sq ft / 57.8 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 760 sq ft / 70.6 sq m

For identification only - Not to scale



Front Garden

An attractive slate garden area with path to the front entrance door adorns the front of the property, with shingled driveway parking for up to three cars to the side which leads to the rear access and the garage. The garage is a single garage with traditional up and over door, personal door to the rear garden and power and light connected.

Rear Garden

The westerly facing rear garden captures the very best of the afternoon and evening sun, has an outside tap, is fully enclosed and has been recently turfed and landscaped.

31' 8" x 13' 6" (9.65m x 4.11m)

GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces





Suite 2, The Limes, 32 Bridge St, Thetford IP24 3AG
0184 281 8688

thetford@locationlocation.com
www.locationlocation.com

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