

Sturdee Close, Thetford



Sturdee Close

Thetford

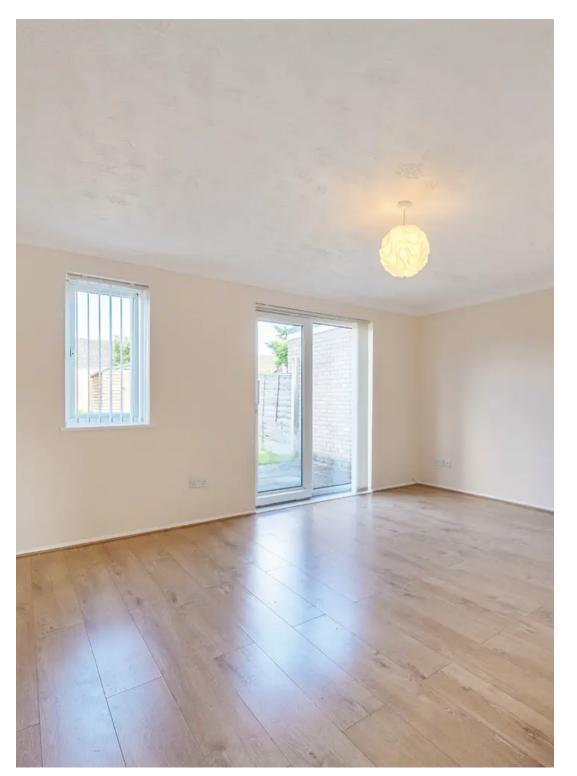
Discover spacious living in this charming 2 bed semi-detached home, formerly a 3 bed. Enjoy a modern open-plan kitchen/diner, generous lounge with garden access, and two double bedrooms. Located in a cul-de-sac with a northwest-facing garden, garage, and driveway. Ideal for first-time buyers or investors!

Council Tax band: B

Tenure: Freehold

- Offered on a 'chain free' basis
- Two double bedrooms and first floor bathroom
- Formerly a three bedroom semi detached home
- North west facing rear garden perfect for afternoon and evening sun
- Garage and driveway parking
- Modern open plan kitchen/dining arrangement
- Low maintenance gardens
- Pleasant cul-de-sac position on Admiral's development
- Great location for local schooling and amenities
- Gas centrally heated and double glazed
 throughout





Sturdee Close

Thetford

Offered on a chain-free basis, this two-bedroom home has been thoughtfully reconfigured from its original layout, providing a practical and spacious living environment. Previously a three-bedroom semi-detached house, the previous owners relocated the bathroom to the first floor, enhancing the size of the second bedroom and expanding the kitchen/dining area. This transformation has created a modern, open-plan space perfect for contemporary living.

Upon entering through the double glazed side door, you are welcomed by a striking geometric tile effect vinyl floor that extends into the kitchen/diner and downstairs cloakroom, featuring a white pedestal wash basin and WC. The kitchen is well appointed with modern white units, chrome fittings, a built-in electric oven, four-ring gas hob, extractor hood, and ample work surface space. A window to the front allows plenty of natural light, and there is space for a tall fridge/freezer and plumbing for a washing machine. The dining area, also front-facing, comfortably seats six and is perfect for family meals or entertaining guests.

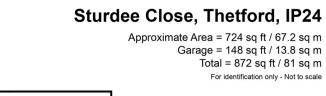
The lounge, with its laminate wood flooring, boasts generous proportions and direct access to the garden through French-style doors, offering flexible furniture arrangements and a seamless flow to outdoor living. The first floor landing provides access to a partially boarded loft space with the combination boiler, ensuring easy maintenance and additional storage.

Both bedrooms are good-sized doubles; the principal bedroom features a floor-to-ceiling mirrored triple wardrobe, while the second bedroom includes a built-in wardrobe cupboard. The family bathroom is finished with a white three-piece suite, including a bath with a shower over, WC, and wash basin, complemented by white tiles and geometric vinyl flooring that matches the kitchen.













Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), ©ntchecom 2024. Produced for Location Location. REF: 114685

Front Garden

The front garden is lawned, with driveway parking for two cars leading to a single garage and side pedestrian access to the rear.

Rear Garden

The rear garden, predominantly laid to shingle with a lawn area, is fully enclosed and northwest-facing, perfect for enjoying the afternoon and evening sun.

26' 9" x 24' 8" (8.15m x 7.52m)

Located in a pleasant cul-de-sac on the Admiral's development, this home is ideally situated for local schooling and amenities. It is gas centrally heated via a combination boiler and double glazed throughout, with a current valid EICR report, making it a ready-to-move-in option for first-time buyers or investors seeking more space. Don't miss the opportunity to view this charming home with great potential!

GARA	GE
GARA	GE

Single Garage

DRIVEWAY

2 Parking Spaces







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

> thetford@locationlocation.com www.locationlocation.com

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 all property particulars, photographs and floor plans are for guidance only. They do not constitute a contract or part of a contract. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contacts. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to Location.