



Birch Covert, Thetford

Birch Covert

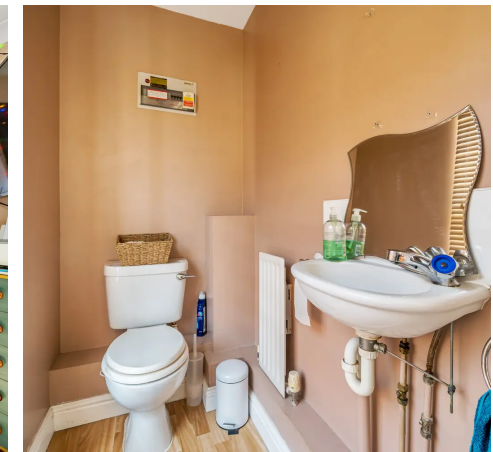
Thetford

Transform this into your dream home! This three bedroom home in Cloverfields offers endless potential with a spacious layout, open-plan kitchen/diner, and a south-east facing garden perfect for sunny days. Enjoy woodland walks nearby. Chain-free and ready for your vision. Don't miss out!

Council Tax band: C

Tenure: Freehold

- Offered on a 'chain free' basis
- Close to water meadow, river and woodland walks
- South east facing rear garden - sun worshipper's dream!
- Covered outdoor entertaining area - enjoy the garden all year round
- Requires modernisation throughout
- Garage and driveway parking
- Three bedrooms (two doubles and generous third)
- Open plan kitchen dining area
- Popular Cloverfields development to the north of town
- Double glazed windows throughout





Birch Covert

Thetford

Nestled in the popular Cloverfields development to the north of town, this three-bedroom semi-detached home is offered on a chain-free basis, presenting an excellent opportunity for those looking to create their dream home. While requiring modernisation throughout, this property offers a wealth of potential in a prime location, close to water meadow, river, and woodland walks.

Upon entering, you are greeted by an entrance hall with a convenient downstairs cloakroom to the left, featuring a WC and wash basin. Beyond lies the open-plan kitchen and dining area. The kitchen is equipped with an integrated dishwasher, plumbing for a washing machine, and space for an electric oven and fridge/freezer, with a sink positioned beneath a window that overlooks the serene rear garden. The dining area comfortably seats six and includes under-stairs storage, perfect for keeping household essentials neatly out of sight. The entire space is laid with ceramic tiles and provides direct access to the rear garden.

The lounge is spacious, offering a versatile layout with dual aspect views, including a front window and French-style doors leading to a covered outdoor entertaining area. This sheltered patio is ideal for year-round enjoyment and extends into the south-east facing garden, a true sun worshipper's dream.

On the first floor, a generous landing provides access to the loft and all first floor accommodations. The principal bedroom, located at the front, features a built-in wardrobe, while the second double bedroom includes an airing cupboard housing the hot water cylinder. The third bedroom is a good-sized single room, perfect for a child's room or home office. Completing the upstairs is a three-piece family bathroom with a WC, wash basin, and a bath with a shower over.



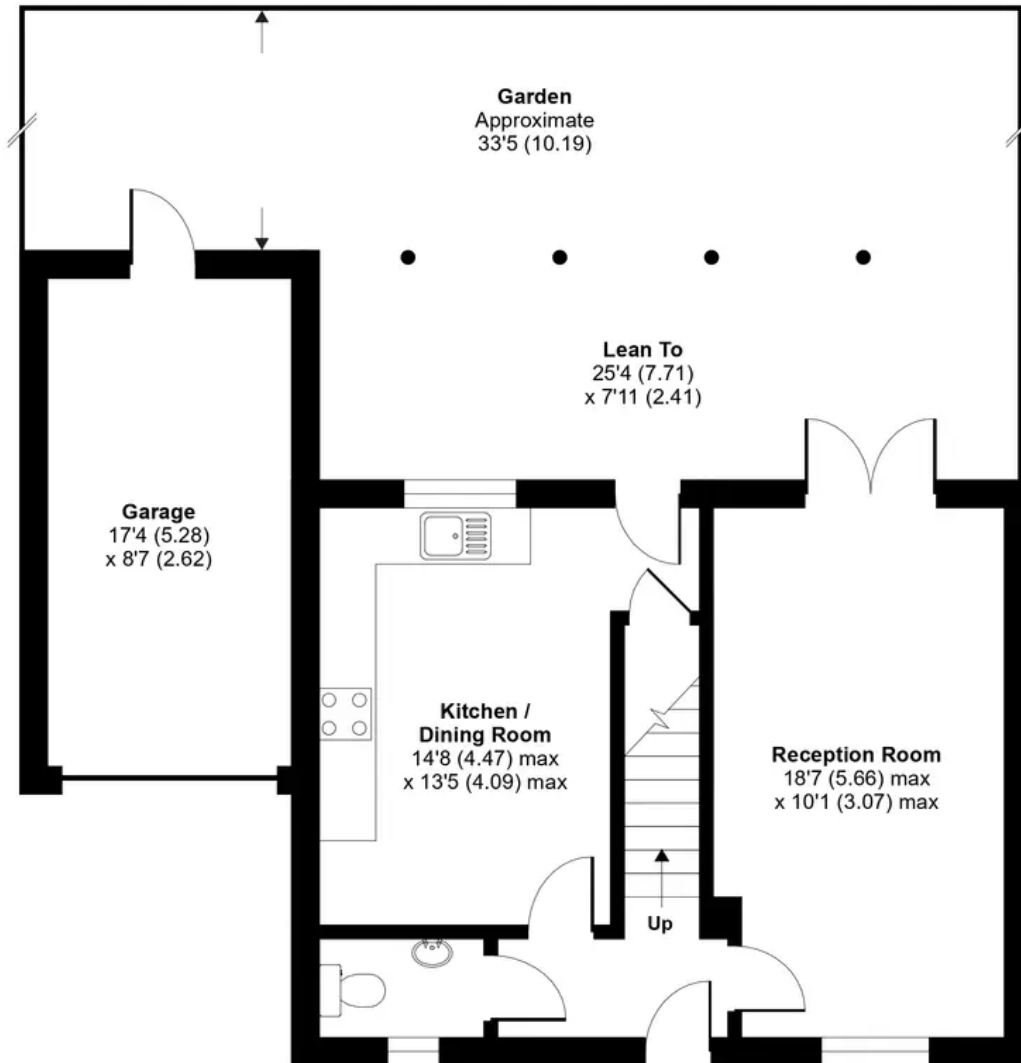
Birch Covert, Thetford, IP24

Approximate Area = 916 sq ft / 85.1 sq m (excludes lean to)

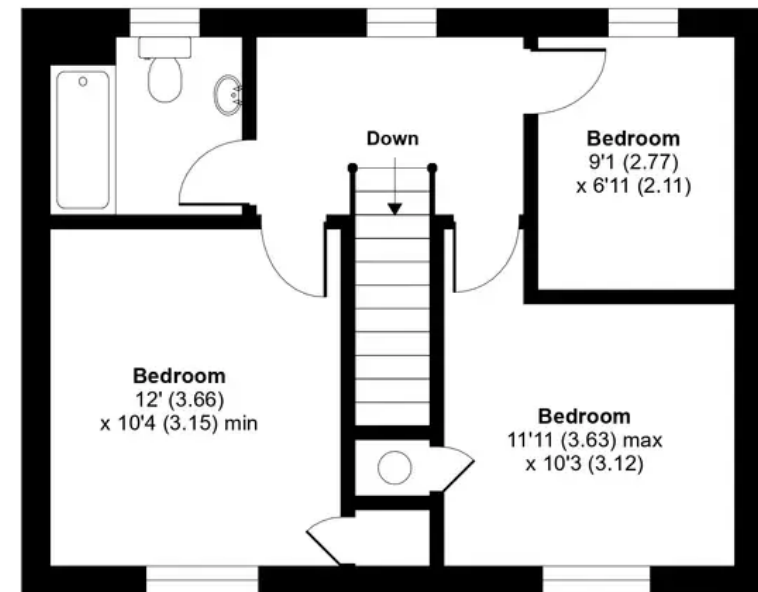
Garage = 150 sq ft / 13.9 sq m

Total = 1066 sq ft / 99 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Front Garden

The exterior of the property is equally inviting. The front features a shingle garden area and a block-paved driveway that provides parking for one vehicle in front of the single garage.

Rear Garden

The rear garden, with its covered patio and lawn area bordered by flower and shrub beds, is perfect for entertaining and enjoying sunny days.

Garage

Single Garage

The garage has a personal door leading to the rear garden, enhancing convenience.

Driveway

1 Parking Space

Double glazed throughout and boasting garage and driveway parking, this home is ideally suited for those ready to undertake a renovation project and breathe new life into a well-located property. Seize the opportunity to transform this house into your perfect home.

Agents Note:

We understand from our seller that the gas central heating boiler is not functioning.





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