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**For Sale**  
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Sturdee Close, Thetford

# Sturdee Close

Thetford

Situated on a desirable corner plot within the popular Admirals development, this three-bedroom semi-detached home offers excellent potential for those looking to modernise and create their ideal living space. The property benefits from a wraparound walled garden, garage, and driveway parking space, making it a fantastic opportunity for families and those needing extra space.

Council Tax band: B

Tenure: Freehold

- Corner plot position with potential to extend (subject to planning)
- Requires modernisation throughout - a chance to make this house your home
- Wraparound walled gardens
- Garage and driveway parking space
- Two conservatory additions to the side and rear
- Popular Admirals development, close to schooling and local shops
- Three bedroom semi-detached home
- Ground floor shower room
- Double glazed windows
- Gas central heating system





## Sturdee Close

### Thetford

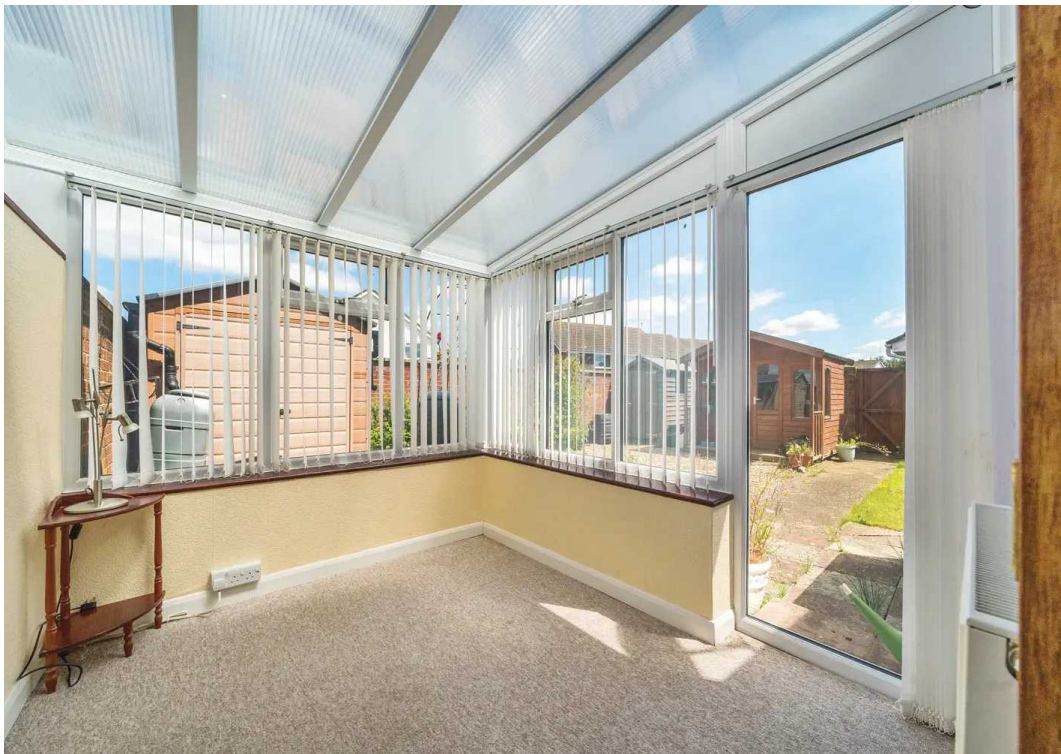
As you enter through the side porch, you are greeted by an internal entrance hall leading to the first floor. The kitchen, located at the front of the house, boasts an abundance of cupboards, generous work surface space, and a built-in double oven, gas hob, and extractor. The sink is conveniently placed under the window, providing a pleasant view while you work.

The ground floor shower room includes a WC with built-in storage, a shower, and a corner vanity sink unit, offering practicality and functionality. The spacious lounge features sliding doors that open into the rear conservatory, perfect for enjoying summer days or staying sheltered while appreciating the garden during rainy weather. This conservatory provides direct access to the garden. Additionally, the lounge leads to a side conservatory currently used as a dining space for four people, which also offers direct garden access.

Upstairs, the principal bedroom at the front includes built-in bedroom furniture, while the second bedroom is a comfortable double, and the third bedroom serves well as a good-sized single or home office.

#### **Agent's Note**

*A lease exists for the solar panels on the roof space between the owners and Natural Energy Generation Ltd (Company registration number: **07705651**), whereby the owners consume the electricity (energy) generated at source and surplus is sent back to the National Grid. This lease exists for a period of 25 years from 2nd March 2012 and is transferable. A copy of the lease is available upon request and purchasers are advised to seek legal advice in this regard. If a mortgage is required, the lease must be disclosed to the Lender upon application and it is likely that Lender consent will be necessary before an exchange of contracts can take place.*



### Front Garden

The front garden area features a lawn and slate flower bed with a path leading to the entrance door.

### Rear Garden

The rear walled garden includes a lawn, flower beds, a shingle garden, and a summer house, with a personal gate providing access to the garage and driveway.

21' 7" x 98' 6" (6.58m x 30.02m)

### GARAGE

Single Garage

### DRIVEWAY

1 Parking Space





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