



Mother Julian Close, Thetford

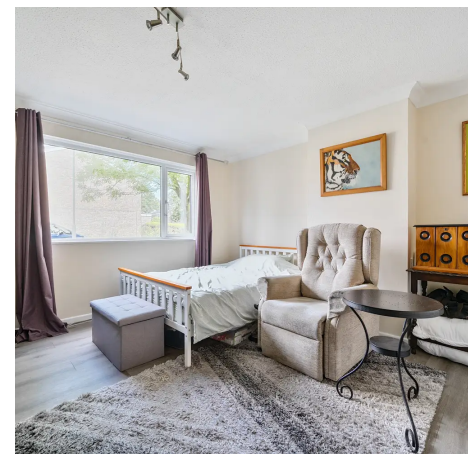


# Mother Julian Close

## Thetford

Your ideal family home in the sought-after Ladies development? This charming three bedroom property features a spacious kitchen diner, sun-soaked south-facing garden, and flexible living spaces. Just a short walk to Drake Primary and Thetford Academy, with local amenities nearby. Chain free and ready for you!

- Chain free sale on the Ladies development
- Drake Primary School catchment area
- Sun worshippers direct south facing rear garden
- Generously sized kitchen dining room
- First floor bathroom with downstairs WC
- Room for further improvement and price tag to reflect
- Two double bedrooms and further single bedroom
- Convenient for access to A11 for commuters
- Walking distance to Thetford Academy
- Gas centrally heated and double glazed throughout





## Mother Julian Close

### Thetford

Welcome to this delightful three bedroom family home, offered chain-free and perfectly situated in the desirable Ladies development. Ideal for families, this property falls within the Drake Primary School catchment area and is within walking distance to Thetford Academy, providing education up to further education age. With convenient access to the A11 for commuters and local amenities including a pub, shop, and takeaway, this home offers both comfort and convenience.

Step inside through the double glazed entrance door into a welcoming hallway with a useful seating area, perfect for removing shoes after a muddy dog walk or play in the park. The current owners have cleverly created an internal stud work partition wall, leading to an inner hallway and a private lounge, which can easily be removed if required. The lounge, generously sized and positioned at the front of the home, features LVT flooring and offers flexible furniture arrangements thanks to its ample wall space.

The inner hallway leads to the heart of the home - the spacious kitchen diner. This area boasts an extensive range of base, wall, and drawer units, integrated double oven and grill, four ring electric hob, and extractor hood. There's also space for an under counter fridge, plumbing for a washing machine and dishwasher, and room for a tumble dryer. An understairs storage cupboard currently houses a tall standing fridge/freezer. The dining area, centrally located in the room, comfortably accommodates six people, making it perfect for family meals and entertaining.

Upstairs, the galleried landing houses the combination boiler and offers additional storage with a separate cupboard and loft access. The principal bedroom, located at the front, is a generous double room. The second double bedroom, situated at the rear, includes a fitted wardrobe, while the third bedroom is a good sized single with built in storage. The family bathroom features a three piece suite with a shower over the bath.







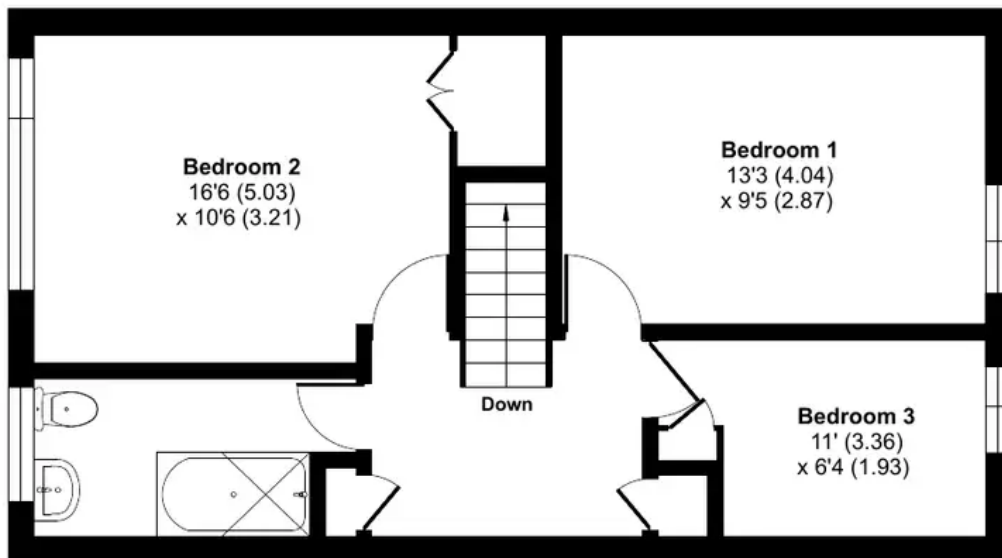
# Mother Julian Close, Thetford, IP24

Approximate Area = 1005 sq ft / 93.3 sq m

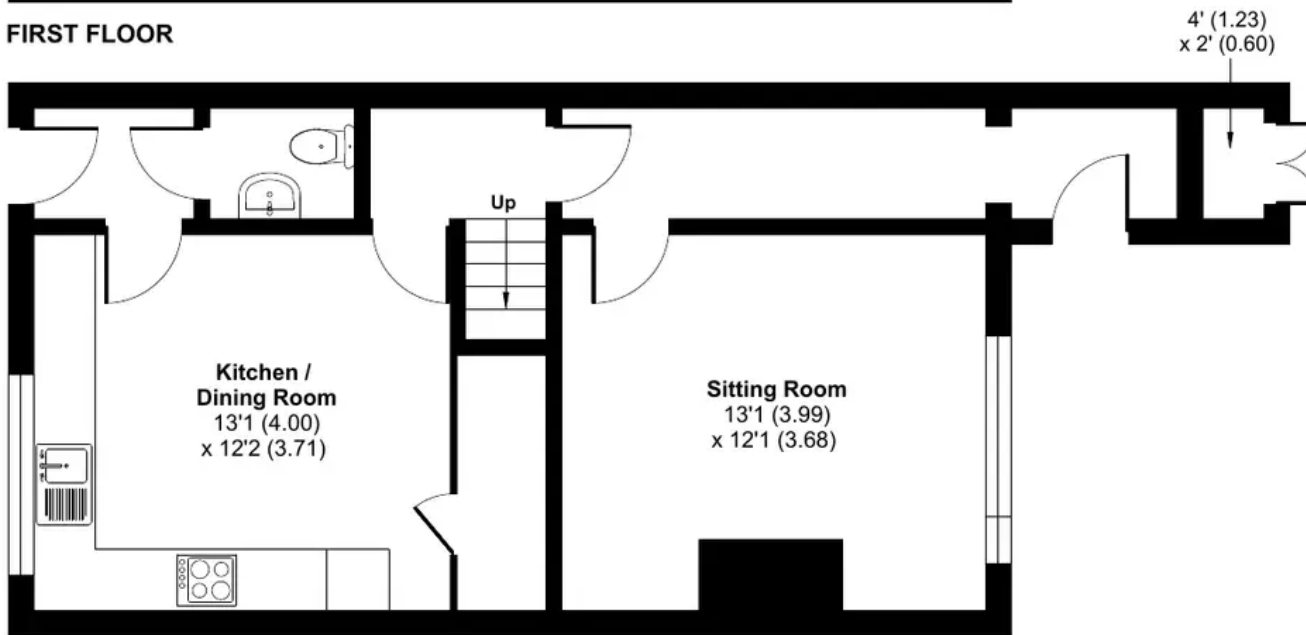
Outbuilding = 7 sq ft / 0.6 sq m

Total = 1012 sq ft / 93.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Location Location. REF: 1155047



## Front Garden

Externally, the front garden is designed for low maintenance with bark chips and a path leading to the front entrance. Twin storage cupboards, one housing the gas meter, provide practical storage solutions.

## Rear Garden

A rear lobby provides access to the sun worshipper's dream: a directly south-facing rear garden. This outdoor space features a patio, artificial lawn, timber storage shed, and a rear pedestrian access gate, ideal for easy garden maintenance and outdoor enjoyment. The ground floor is completed by a convenient downstairs WC.

This charming home, gas centrally heated and double glazed throughout, offers room for further improvement, allowing you to add your personal touch. With its excellent location, spacious living areas, and sun-soaked garden, it's the perfect place to create lasting family memories. Don't miss this opportunity to make it your own!







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