



St. Martins Lane, Barnham Thetford IP24 2NQ

welcome to

St. Martins Lane, Barnham Thetford

A nicely presented SEMI DETACHED house located within the enviable village location of BARNHAM. This once extended home has 3 BEDROOMS, 2 spacious RECEPTION ROOMS, large KITCHEN, big REAR GARDEN and ample PARKING on the DRIVEWAY at the front of the property. Viewing essential!



Entrance Porch

Door to the front aspect.

Entrance Hall

Door to the front aspect. Stairs leading to the first floor landing.

Cloakroom

Window to the rear aspect. Low level W.C. Wash hand basin.

Lounge

16' 7" Max x 11' 6" Max (5.05m Max x 3.51m Max)
Window to the front and rear aspects. Radiator.

Dining Room

16' 7" x 11' 7" (5.05m x 3.53m)
Door leading out into the rear garden. Radiator.
Window to the front aspect.

Kitchen

16' 8" x 12' 6" (5.08m x 3.81m)
Window to the front and rear aspects. Fully fitted with a range of matching base and eye level units with work surfaces over. Space for fridge freezer. Plumbing for washing machine and dishwasher. Double oven with electric hob and extractor hood over. Oil fired central heating boiler underneath work top (4 years old with 7 year warranty). Tiled flooring. Underfloor heating. Door leading to the rear garden.

First Floor Landing

Radiator. Window to the rear aspect. Airing cupboard. Storage cupboard. Access to the loft space.

Bedroom 1

11' 7" x 10' 9" (3.53m x 3.28m)
Window to the front aspect. Radiator. Built in wardrobes.

Bedroom 2

11' 8" Max x 10' 10" Max (3.56m Max x 3.30m Max)
Window to the front aspect. Radiator. Built in wardrobes.

Bedroom 3

8' 5" x 8' (2.57m x 2.44m)
Window to the rear aspect. Radiator.

Bathroom

Window to the rear aspect. Wash hand basin. Low level W.C. Heated towel rail. Panel bath with shower head over.

Rear Garden

The rear garden is of generous size laid mainly to lawn with some shrubs.

Driveway

The spacious driveway at the front of the property offers parking aplenty.



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welcome to

St. Martins Lane, Barnham Thetford

- Semi Detached House
- 3 bedrooms
- Large rear garden
- Envidable village locality
- Driveway providing ample parking

Tenure: Freehold EPC Rating: E

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107278 - 0005

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