



Clifton Drive, Thetford, IP24 2FE

welcome to

Clifton Drive, Thetford

A chance to acquire a 4 double bedroom LINKED DETACHED FAMILY home with large GARAGE, CARPORT, enclosed REAR GARDEN, en suite to principal BEDROOM and located within an enviable quiet position overlooking a large GREEN space. This home with HIGH QUALITY fixtures and fittings really is a must view!



Agents Note

Clifton Drive is an almost BRAND NEW home built by acclaimed builders Hopkins Homes within a sought after residential location overlooking green space. This property has the added benefit of Roca sanitary units in the bathrooms, integrated white good in the kitchen, inset neff oven and hillary's shutters specially fitted on all windows, blinds and curtains. Parking is certainly not an issue here with the large garage and carport and the garage has full power and light connected. The property is ideally positioned for the local Tesco, Thetford Garden centre, dog walks and local primary, secondary schools and sixth form. The train station is approximately 1.2 miles away.

Entrance Hall

Door to the front aspect. Radiator.

Cloakroom

Low level W.C Wash hand basin. Radiator.

Lounge

18' 3" x 10' 10" (5.56m x 3.30m)
Dual aspect windows. Radiator. Television point.

Kitchen / Diner

18' 4" Max x 17' Max (5.59m Max x 5.18m Max)
Fully fitted with a matching range of base and eye level units with roll edge work surfaces over. Inset quartz style sink with mixer tap over. Integrated dishwasher, fridge freezer, washing machine and tumble drier. Inset electric style 'neff' oven with gas hob and extractor hood over. Doors opening out into the garden. Recess Utility Space.

First Floor Landing

Bedroom 1

11' 4" Plus Recess x 11' 1" Max (3.45m Plus Recess x 3.38m Max)
Window to the front aspect. Radiator. Built in wardrobes.

En Suite

Window to the front aspect. Radiator. Wash hand basin. Low level W.C. Shaver point. Shower cubicle.

Bedroom 2

18' 3" x 10' 2" (5.56m x 3.10m)
Window to the front aspect. Radiator. Velux style window.

Bedroom 3

11' 1" x 9' 10" (3.38m x 3.00m)
Window to the front aspect. Radiator. Cupboard. Built in wardrobes.

Bedroom 4

10' Plus Recess x 6' 11" (3.05m Plus Recess x 2.11m)
Window to the front aspect. Panel bath with shower head over. Wash hand basin. Shaver point. Low level W.C. Radiator.

Bathroom

Window to the side aspect. Panel bath with shower head over. Low level W.C. Radiator. Wash hand basin. Shaver point.

Outside

The low maintenance 'walled' garden is of good size mainly laid to lawn with two large patio areas and ideal space for potential hot tub area or summerhouse.

Garage

With up and over door and power and light

Carport

Driveway space leading to the Garage.

Agents Note

Our vendor confirms the property comes with Solar Panels and we would ask any potential buyer to ask their legal representative for further clarity on this.



view this property online williamhbrown.co.uk/Property/THF107279



welcome to

Clifton Drive, Thetford

- 4 double bedroom linked Detached Family Home
- En Suite to principal bedroom
- Large kitchen/diner
- Garage and Carport
- Enclosed easy to maintain rear garden

Tenure: Freehold EPC Rating: B

offers over

£365,000



view this property online williamhbrown.co.uk/Property/THF107279

Please note the marker reflects the postcode not the actual property



Property Ref:
THF107279 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk