



Charlock Road, Thetford, IP24 2TR

welcome to

Charlock Road, Thetford

A chance to purchase a SUPERBLY PRESENTED LINKED DETACHED FAMILY HOME within a sought after location. This home has a stunning ground floor EXTENSION, low maintenance REAR GARDEN, TANDEM GARAGE AND SPACIOUS DRIVEWAY. VIEWING ADVISED!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road links convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

The Accommodation

Entrance door to:

Entrance Hall

With door to front and stairs to first floor landing.

Kitchen / Lounge

33' 4" max. x 14' 10" max. (10.16m max. x 4.52m max.)

With window to front, bi-folding doors to rear, a range of modern fitted units with worktop over, sink unit with mixer tap over, electric oven, electric hob with extractor hood over, space for fridge/freezer, understairs storage cupboard, three radiators and three Velux windows.

First Floor Landing

Bedroom Two

14' 9" x 8' 9" (4.50m x 2.67m)

With built in wardrobes, access to the loft space and radiator.

En-Suite

With low level W.C, wash hand basin with taps over, shower cubicle and heated towel rail.

Bedroom Three

15' 1" max. x 9' 3" max. (4.60m max. x 2.82m max.)

With built in storage cupboard, two windows to front and two radiators.

Bedroom Four

15' 1" max. x 6' 9" max. (4.60m max. x 2.06m max.)

With two windows to front and radiator.

Bathroom

With W.C, wash hand basin with taps over, bath, shower cubicle, shaver point and heated towel rail.

Second Floor Landing

Bedroom One

11' 7" x 11' 4" (3.53m x 3.45m)

With window to front, built in wardrobes and door to:

En-Suite

With low level W.C, wash hand basin with taps over, shower cubicle and heated towel rail.

Rear Garden

Of Low maintenance with paved area and some artificial lawn.

Tandem Garage

Double length garage with electric door.

Driveway

Ample parking for several vehicles in front of the garage and at the side.



check out more properties at williamhbrown.co.uk



welcome to

Charlock Road, Thetford

- Detached Family Home
- Ground floor family room extension
- Tandem Garage and Driveway providing ample parking
- Low maintenance Rear Garden
- Sought after location

Tenure: Freehold EPC Rating: C

Offers in Excess of

£325,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
THF107481 - 0001

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