



**Monksgate, Thetford IP24 1BY**

**welcome to**

**Monksgate, Thetford**

In a hugely sought after location within Thetford, this spacious detached home is a must see! Offering five proportionate bedrooms, two reception rooms, downstairs W.C, utility room, ample parking & garage on a generous plot of 1.3 acres (STMS), there is a huge amount of potential on offer here!



## The Accommodation

Entrance door to:

### Entrance Porch

With door to front, windows to the front and side and door to:

### Entrance Hall

12' 8" x 7' 10" ( 3.86m x 2.39m )

With door to front, window to front and stairs to the first floor landing.

### Downstairs Cloakroom

With W.C, wash hand basin with taps over, fully tiled walls, tiled flooring, window to front and door to storage cupboard.

### Kitchen

10' 9" x 9' 8" ( 3.28m x 2.95m )

With a range of fitted kitchen units with work surface over, breakfast bar, double electric oven, electric hob, sink unit with mixer tap over, space and plumbing for dishwasher, window to front and radiator.

### Lobby

With door to front, utility room and dining room.

### Utility Room

7' x 6' 2" ( 2.13m x 1.88m )

With space and plumbing for washing machine, space for fridge/freezer and window to front.

### Lounge / Dining Area

26' max. x 11' 5" max. ( 7.92m max. x 3.48m max. )

With TV point, serving hatch, sliding door to rear garden, window to rear and two radiators.

### Sitting Room

19' 5" x 11' 11" ( 5.92m x 3.63m )

With dual aspect windows to both the side and rear and radiators.

### First Floor Landing

With window to front, access to the loft space via two ceiling hatches and built in cupboard.

### Bedroom One

16' 9" x 11' 10" ( 5.11m x 3.61m )

With dual aspect windows to the rear and side and radiator.

### Bedroom Two

12' x 10' 11" ( 3.66m x 3.33m )

With built in wardrobe, window to rear and radiator.

### Bedroom Three

11' max. x 10' 11" max. ( 3.35m max. x 3.33m max. )

With built in wardrobe, window to rear and radiator.

### Bedroom Four

9' 8" max. x 9' 3" plus recess. ( 2.95m max. x 2.82m plus recess. )

With window to front and radiator.

### Bedroom Five

7' 1" x 5' 8" ( 2.16m x 1.73m )

With window to front and radiator.

### Bathroom

With low level W.C, wash hand basin, bath, shower cubicle, window to front and radiator. Wall mounted electric fan heater.

### Outside

Sitting on a lovely wrap-around plot of approximately 1.3 acres (STMS), the garden is mainly laid to lawn with a range of flowers and shrubs throughout, plum trees and a garden shed.

### Driveway For Parking

#### Garage

19' x 11' 7" ( 5.79m x 3.53m )

With power and light connected, up and over door to front and door to:

### Storage Room

11' 8" x 8' 3" ( 3.56m x 2.51m )

With built in storage cupboard, dual aspect windows to the rear and side and door to rear garden.



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## Monksgate, Thetford

- Spacious Detached House
- Five Proportionate Bedrooms
- Upstairs Family Bathroom & Downstairs Cloakroom
- Kitchen with Separate Utility Room
- Generous Plot of 1.3 Acres (STMS)

Tenure: Freehold EPC Rating: C

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF107254 - 0007

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william h brown



**01842 753559**



[Thetford@williamhbrown.co.uk](mailto:Thetford@williamhbrown.co.uk)



47 King Street, THETFORD, Norfolk, IP24 2AU



[williamhbrown.co.uk](http://williamhbrown.co.uk)