



Clifton Drive, Thetford, IP24 2FE

welcome to

Clifton Drive, Thetford

A chance to acquire a 3 double bedroom END TERRACE FAMILY home with large enclosed rear GARDEN, GARAGE, 2 en suites to BEDROOMS and positioned within an enviable quiet position in a sought after modern LOCATION. This home is deceptively spacious and really needs viewing to be appreciated!



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

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

Cloakroom

Wash hand basin. Low level W.C. Radiator.

Lounge

15' 11" x 10' 10" (4.85m x 3.30m)

Window to the front aspect. Radiator. Television point. Double doors leading into :-

Kitchen / Diner

16' 11" x 8' 8" (5.16m x 2.64m)

Window to the rear aspect. Fully fitted with a modern range of base and eye level units with work surfaces over. Inset stainless steel sink drainer with mixer tap over. Electric oven with gas hob and extractor hood over. Integrated fridge freezer and dishwasher. Doors to the rear garden.

First Floor Landing

Airing cupboard.

Bedroom Two

15' 5" max. x 10' 9" max. (4.70m max. x 3.28m max.)

Window to the front aspect x2. Radiator. Built in wardrobes. Door into :-

En-Suite

Wash hand basin. Low level W.C. Wash hand basin. Shower cubicle.

Bedroom Three

11' 11" max. x 10' 6" max. (3.63m max. x 3.20m max.)

Window to the rear aspect. Radiator.

Bathroom

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

Second Floor Landing

Bedroom One

18' 8" max. x 10' 11" max. (5.69m max. x 3.33m max.)

Window to the front aspect and velux. Two radiators.

Walk-In Cupboard

6' 5" x 4' 6" (1.96m x 1.37m)

En-Suite

Wash hand basin. Low level W.C. Shower cubicle. Shaver point. Heated towel rail.

Outside

Front Garden

Mainly laid to lawn enclosed by mature shrub and trees.

Rear Garden

The rear garden is of generous size and laid mainly laid to lawn with decked area and door into Garage and rear garden leading to the driveway in front of the garage. There is also a further side garden area.

Garage

With stud wall to provide storage area at the front. Driveway parking at the front of the garage also.



check out more properties at williamhbrown.co.uk



welcome to

Clifton Drive, Thetford

- End Terrace Family Home
- Three Bedrooms, Two En-Suites
- Garage and Driveway
- Large Enclosed Rear Garden
- Popular Location

Tenure: Freehold EPC Rating: B

Offers in Excess of
£290,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
THF107233 - 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