



**Nelson Crescent, Thetford, IP24 3BJ**

**welcome to**

**Nelson Crescent, Thetford**

With huge amounts of potential both inside & out, this semi-detached home must be viewed! Offering separate living and dining rooms, three good sized bedrooms, a double garage with plenty of parking and a spacious rear garden that can easily be adapted and improved, call now to view!



## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, stairs to first floor landing, built in storage cupboard housing the consumer unit and radiator.

### Living Room

11' 11" max. x 13' ( 3.63m max. x 3.96m )

With under stairs storage cupboard, window to front and radiator.

### Dining Room

12' 5" x 9' ( 3.78m x 2.74m )

With door to Kitchen and radiator.

### Kitchen

5' 2" x 14' 1" ( 1.57m x 4.29m )

With a range of units at wall and base level with work surface over, sink unit with mixer tap over, space and point for range cooker, window to rear and radiator.

### Utility Room

6' 5" x 10' 11" ( 1.96m x 3.33m )

With sink unit with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, wall mounted boiler, window to side and door to rear garden.

### Cloakroom

With W.C, wash hand basin, window to front and radiator.

### Conservatory

15' 11" x 9' 5" ( 4.85m x 2.87m )

With door to rear garden and radiator.

### First Floor Landing

With built in airing cupboard and window to front.

### Bedroom One

12' 5" max. x 12' 4" ( 3.78m max. x 3.76m )

With window to rear and radiator.

### Bedroom Two

12' 4" max. x 10' 10" max. ( 3.76m max. x 3.30m max. )

With built in storage cupboard, window to rear and radiator.

### Bedroom Three

7' 2" x 7' 10" ( 2.18m x 2.39m )

With window to front.

### Bathroom

With W.C, wash hand basin, bath, window to side and radiator.

### Outside

#### Front Garden

To the front of the property is an enclosed front garden with two gates, one leading round the side and to the rear garden and the other to the front door and a concrete driveway, providing space for off road parking and access to:

#### Double Garage

With up and over door to front.

#### Rear Garden

To the rear, the garden is also enclosed and is of a great size! Being largely laid to lawn with two patio areas, a brick built outbuilding, timber garden shed & a range of shrubs and trees throughout.



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welcome to

## Nelson Crescent, Thetford

- Spacious Semi-Detached House
- Three Good Sized Bedrooms
- Kitchen with Adjoining Utility Room & Downstairs W.C
- Great Sized Garden to Rear
- Seperate Living and Dining Rooms
- Conservatory to Rear
- Huge Potential Throughout
- Double Garage & Driveway Parking

Tenure: Freehold EPC Rating: D

Offers in Excess of

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF107608 - 0001

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