



Mountbatten Close, Thetford, IP24 2LA

welcome to

Mountbatten Close, Thetford

Having undergone a suite of refurbishments throughout, this semi-detached home is truly spectacular! Incorporating two reception rooms, a sleek kitchen with central island and a range of integrated appliances, separate utility space with W.C, three bedrooms and a spacious garden, call now to view!

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to first floor landing and radiator.

Living Room

14' 1" x 12' 4" (4.29m x 3.76m)

With built in storage, window to front and radiator.

Play Room

13' x 8' 1" (3.96m x 2.46m)

With two skylights, further window to rear, radiator and door into:

Utility Space

8' 1" max. x 6' 5" plus recess. (2.46m max. x 1.96m plus recess.)

With space and plumbing for washing machine and skylight.

Cloakroom

With low level W.C, wash hand basin, window to rear and radiator.

Kitchen / Diner

18' 1" max. x 11' 1" max. (5.51m max. x 3.38m max.)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space for fridge/freezer, central island, integrated electric hob, integrated electric oven and induction hood.





Former Garage

15' 7" plus recess. x 8' 7" (4.75m plus recess. x 2.62m)
With power and light connected, built in storage cupboard and door to rear.

First Floor Landing

Bedroom One

10' 5" x 9' 3" (3.17m x 2.82m)
With built in wardrobes, window to rear and radiator.

Bedroom Two

9' 6" x 11' 4" (2.90m x 3.45m)
With window to front and radiator.

Bedroom Three

8' 3" x 7' 3" (2.51m x 2.21m)
With built in wardrobes, window to front and radiator.

Shower Room

With low level W.C, wash hand basin, shower cubicle with shower attachment over, window to rear and heated towel rail.

Outside

To the rear, the garden is largely laid to lawn with a timber decking area and garden shed.



view this property online williamhbrown.co.uk/Property/THF107653



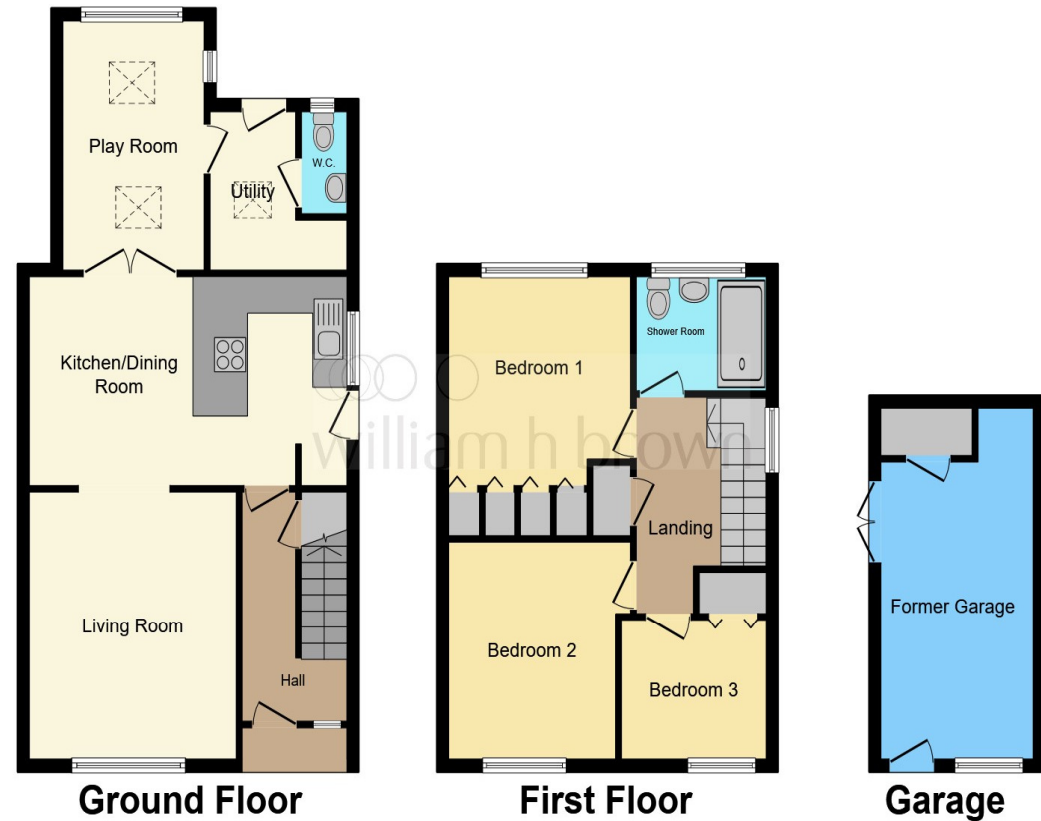
welcome to

Mountbatten Close, Thetford

- Spacious Semi-Detached Home
- Recently Undergone a Suite of Refurbishments Throughout
- Three Good Sized Bedrooms, with Plenty of Storage
- Sleek Kitchen with Central Island
- Separate Utility Space with Adjoining Downstairs W.C

Tenure: Freehold EPC Rating: D

offers in excess of
£290,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/THF107653



Property Ref:
THF107653 - 0005

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