









# welcome to

# **Mountbatten Close, Thetford**

GUIDE PRICE: £280,000 - £290,000! Having undergone a suite of refurbishments throughout, this DECEPTIVELY SPACIOUS semi-detached home is spectacular! With TWO RECEPTION ROOMS, a sleek kitchen with an ISLAND and a range of integrated appliances, separate UTILITY SPACE, three bedrooms and a garden!













### **Summary**

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, 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, 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.





### welcome to

# **Mountbatten Close, Thetford**

- GUIDE PRICE: £280,000 £290,000!
- 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
- **Deceptively Spacious**
- Larger than Average Rear Garden

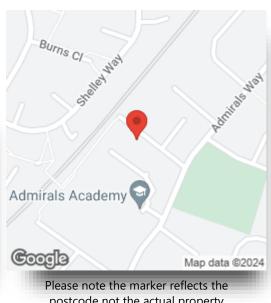
Tenure: Freehold EPC Rating: D

# £280,000









postcode not the actual property

# check out more properties at williamhbrown.co.uk



Property Ref: THF107653 - 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 quidance 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.





01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk

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.