



Mountbatten Close, Thetford, IP24 2LA

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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107653 - 0001

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