



**Clyde Drive ,Thetford, IP24 2FH**





**welcome to**

**Clyde Drive, Thetford**

SHOW HOME QUALITY!!! A chance to acquire a 3 double bedroom 3 STOREY FAMILY home with large INTEGRAL GARAGE, beautifully LANDSCAPED GARDEN, ground floor STUDY/BEDROOM 4, en suite to principal BEDROOM and located within an enviable quiet position overlooking a large GREEN space.



### **The Property/ Area**

Clyde Drive is an almost BRAND NEW home built by acclaimed builders Hopkins Homes within a sought after residential location overlooking green space. This property has the added benefit of Roca sanitary units in the bathrooms and integrated white goods in the kitchen.

Parking is certainly not an issue here with the large garage and driveway with the garage having full power and light connected.

The property is ideally positioned for the local Tesco, Thetford Garden centre, dog walks and local primary, secondary schools and sixth form.

The train station is approximately 1.2 miles away.

### **Entrance Hall**

Door to the front aspect. Large 'coat' cupboard. Stairs leading up to the first floor landing. Radiator. Under the stairs storage cupboard. Further door leading to landscaped rear garden.

### **Integral Garage**

21' 7" x 11' 3" ( 6.58m x 3.43m )

With up and over door and power and light.

### **Cloakroom**

Low level W.C., wash hand basin, radiator, sink.

### **Utility**

Large walk in cupboard and space for tumble drier and washing machine.

### **Study / Bedroom 4**

13' 9" x 8' ( 4.19m x 2.44m )

Door leading to the rear. Radiator.

### **First Floor Landing**

### **Sitting Room**

18' 11" Max x 17' 8" Max ( 5.77m Max x 5.38m Max )

Two windows to the front aspect. Radiator. Television point. Archway opening out into :-

### **Kitchen / Diner Area**

21' 3" Max x 12' 9" Max ( 6.48m Max x 3.89m Max )

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

### **Second Floor Landing**

Storage cupboard and further airing cupboard.

### **Bedroom 1**

16' 4" Max x 10' 7" Max ( 4.98m Max x 3.23m Max )

Two windows to the front aspect. Radiator. Built in wardrobes. Door leading into :-

### **En Suite**

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

### **Bedroom 2**

13' 6" x 12' 6" ( 4.11m x 3.81m )

Window to the rear aspect. Radiator. Built in wardrobes.

### **Bedroom 3**

10' 1" x 8' 3" ( 3.07m x 2.51m )

Window to the rear aspect. Radiator.

### **Bathroom**

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

### **Rear Garden**

The rear landscaped 'sun trap' garden is of immaculate presentation with well tended lawn area, flowers/shrub borders and some mature shrubbery. Patio area

### **Garage**

21' 7" x 11' 3" ( 6.58m x 3.43m )

With power and light and up and over door. Electric car charging point.

### **Driveway**

Space to park in front of the garage.



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welcome to

## Clyde Drive, Thetford

- 3/4 bedroom Family Home
- En Suite to principal bedroom
- Large Kitchen / Diner
- Garage and driveway
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: B

offers in excess of

**£335,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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@williambrown.co.uk](mailto:Thetford@williambrown.co.uk)



47 King Street, THETFORD, Norfolk, IP24 2AU



[williambrown.co.uk](https://www.williambrown.co.uk)