



**Crown House Close, Thetford, IP24 1AJ**

**welcome to**

**Crown House Close, Thetford**

Being sold chain free, this mid-terraced home is set to make a perfect first time or investment buy! Offering three good sized bedrooms, master ensuite, downstairs W.C, enclosed rear garden, sheltered allocated parking and plenty of potential to add your own stamp, viewing is a must!



## 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 criss-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 the first floor landing, radiators and doors to both the Kitchen and Living Room.

### Kitchen / Diner

8' 9" x 17' 7" ( 2.67m x 5.36m )

With a range of fitted kitchen units at wall and base level with work surface over, breakfast bar, integrated electric oven, integrated hob, space and plumbing for washing machine, integrated fridge/freezer, tiled flooring, double doors to the rear garden, window to rear and radiator.

### Living Room

9' 7" x 10' 4" ( 2.92m x 3.15m )

With window to front and radiator.

### Downstairs Cloakroom

With W.C, wash hand basin, fuse box and vinyl flooring.

### First Floor Landing

With access to the loft space and built in airing cupboard housing Megaflo water heating system.

### Master Bedroom

10' 2" x 11' 2" ( 3.10m x 3.40m )

With window to rear, radiator and door to:

### Master En-Suite

3' 6" x 6' 9" ( 1.07m x 2.06m )

With W.C, wash hand basin, double shower cubicle with shower attachment over, extractor fan, vinyl flooring and radiator.

### Bedroom Two

7' 3" x 9' 1" ( 2.21m x 2.77m )

With window to rear and radiator.

## Bedroom Three

11' 11" x 10' 3" ( 3.63m x 3.12m )

With window to front and radiator.

## Bathroom

5' 6" x 7' 2" ( 1.68m x 2.18m )

With W.C, wash hand basin, bath with mixer tap and shower attachment over, extractor fan, window to front and radiator.

## Outside

### Rear Garden

To the rear of the property, the garden is largely laid to lawn with a paved patio and shingled area, garden shed and gate to the side.

### Parking

Parking is provided through the sheltered carport which is opposite the property. As you look at the carport, the allocated space is the second from the left. There is also further opportunity for parking in front of the property itself.



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welcome to

## Crown House Close, Thetford

- SOLD CHAIN FREE!
- Modern Mid-Terraced House
- Three Good Sized Bedrooms
- Master En-Suite, Downstairs W.C & Family Bathroom
- Sheltered Allocated Parking
- Popular Location, Close to Local Amenities
- Plenty of Potential to Add Your Own Stamp
- A Great First Time or Investment Buy!

Tenure: Freehold EPC Rating: C

Offers in Excess of

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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