



**Norwich Road, Thetford, IP24 2JE**



**welcome to**

**Norwich Road, Thetford**

This three bedroom DETACHED BUNGALOW is ideally located close to town, railway and bus stations and offers spacious accommodation together with lounge, kitchen, UTILITY ROOM, en suite to master bedroom, GARDEN, GARAGE + DRIVEWAY. Book a viewing now!!!



## The Accommodation

Entrance door to:

### Living Room

23' 5" x 10' 7" ( 7.14m x 3.23m )

With door to side, TV point and radiator.

### Kitchen

15' 9" x 11' 10" plus recess. ( 4.80m x 3.61m plus recess. )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, breakfast bar, electric oven, gas hob with extractor over, skylight window and door to rear.

### Utility Room

9' 1" x 5' 6" ( 2.77m x 1.68m )

With space and plumbing for washing machine and electric radiator.

### Inner Hall

### Master Bedroom

19' 7" x 15' 3" ( 5.97m x 4.65m )

With two skylights, two windows to rear, two radiators, door to En-Suite and archway to:

### Dining Room / Bedroom Three

15' x 8' 11" ( 4.57m x 2.72m )

With radiator.

### Master En-Suite

With low level W.C, wash hand basin, bath unit, dual aspect windows to both the front and side and radiator.

### Bedroom Two

12' x 10' 7" ( 3.66m x 3.23m )

With window to side and radiator.

### Shower Room

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

## Outside

To the rear, the garden is largely laid to lawn with a paved patio area and a Summer House that has power and light connected.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



**welcome to**

## **Norwich Road, Thetford**

- Detached Bungalow
- Undergone a full and thorough programme of improvements by the current vendor
- 3 Bedrooms
- En Suite
- Garden and Driveway

Tenure: Freehold EPC Rating: D

**£350,000**



Please note the marker reflects the postcode not the actual property

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
THF107791 - 0003

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](mailto:Thetford@williamhbrown.co.uk)



47 King Street, THETFORD, Norfolk, IP24 2AU



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**