



Sundew Close, Thetford IP24 2XS

welcome to

Sundew Close, Thetford

A semi-detached house, offering two bedrooms, a conservatory to rear, a kitchen with adjoining utility space, lengthy rear garden and allocated parking, all within a highly sought after location, it's set to make a perfect first home or investment. Enquire today!



The Accommodation

Entrance door to:

Entrance Hall

With door to front.

Living Room

13' 5" x 12' 9" (4.09m x 3.89m)

With stairs to the first floor landing, radiator, door to Conservatory and archway to:

Kitchen

6' 8" x 6' 6" (2.03m x 1.98m)

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap over and space and point for electric cooker.

Utility Room

With central heating boiler, window to front and access to the loft space.

Conservatory

10' 11" x 8' 2" (3.33m x 2.49m)

With tiled flooring, door to rear garden and radiator.

Bathroom

With low level W.C, wash hand basin with taps over, bath unit with shower head over and window to front.

Bedroom One

9' 11" x 9' 1" (3.02m x 2.77m)

With window to rear and radiator.

First Floor Landing

Bedroom Two

13' 5" x 7' 5" (4.09m x 2.26m)

With access to the loft space.

Outside

The garden is largely laid to lawn with two paved patio areas.

Parking

The property comes with one allocated parking space.



view this property online williamhbrown.co.uk/Property/THF107790



welcome to

Sundew Close, Thetford

- Semi-Detached House
- Two Bedrooms
- Kitchen with Utility Room
- Sold with No Chain!
- Rear Conservatory

Tenure: Freehold EPC Rating: D

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/THF107790](https://www.williamhbrown.co.uk/Property/THF107790)



Property Ref:
THF107790 - 0012

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



47 King Street, THETFORD, Norfolk, IP24 2AU



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