



Hawthorn Way, Thetford, IP24 2TA

welcome to

Hawthorn Way, Thetford

An extended semi-detached home in Thetford! Spacious & versatile, with three bedrooms, conservatory, low-maintenance garden, and lots of potential. Fantastic location near schools & amenities!



Summary

Located in a popular area of Thetford, close to Admiral Academy and the town centre's amenities, this semi-detached property boasts a fantastic location with plenty of potential!

Having been extended over the years, the property offers a versatile layout that could easily accommodate a large or growing family. While renovations and modernisation are required throughout, the sheer amount of space on offer is sure to impress. The accommodation comprises an entrance porch and hall, downstairs cloakroom, living room to the front aspect, open plan kitchen/dining room, an additional reception room, rear porch, and a sunny conservatory that provides access to the low-maintenance rear garden.

Upstairs, there are three proportionate bedrooms with ample built-in storage and a shower room.

The paved rear garden offers a sunny, low-maintenance space, perfect to be enjoyed as-is or adapted to suit your lifestyle.

Viewing is absolutely essential!

The Accommodation

Entrance door to:

Entrance Porch

With door to front and door to:

Entrance Hall

With door to front and radiator.

Downstairs Cloakroom

With low level W.C, wash hand basin with taps over, window to front and radiator.

Living Room

13' 9" x 12' 3" (4.19m x 3.73m)

With stairs to the first floor landing, window to front, radiator and door into:

Kitchen / Diner

16' 8" max. x 10' 10" max. (5.08m max. x 3.30m max.)

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space and point for electric cooker, space for fridge/freezer, breakfast bar, tiled flooring, built in storage cupboard, window to rear and radiator.

Reception Room

17' 3" x 9' 11" (5.26m x 3.02m)

With fireplace, door to front, radiator and sliding door to:

Conservatory

9' 7" x 9' 1" (2.92m x 2.77m)

With door leading out to the rear garden.

First Floor Landing

With access to the loft space and built in airing cupboard.

Bedroom One

10' 11" x 9' 9" (3.33m x 2.97m)

With built in wardrobes, window to rear and radiator.

Bedroom Two

10' 3" x 8' 1" plus recess. (3.12m x 2.46m plus recess.)

With built in wardrobes, window to front and radiator.

Bedroom Three

8' 3" x 7' 7" (2.51m x 2.31m)

With built in storage cupboard, window to front and radiator.

Shower Room

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over, fully tiled and window to rear.

Outside

To the rear, there is a paved patio area, decked area and two garden sheds.

Garage

19' 5" x 8' 6" (5.92m x 2.59m)

With power and light connected.



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Hawthorn Way, Thetford

- Popular Location near Admiral Academy & Town Centre
- Extended & Versatile Layout - Great for Families
- Open Plan Kitchen/Dining Room plus Additional Living & Reception Rooms
- Sunny Conservatory with Garden Views
- Three Bedrooms with Ample Built in Storage
- Paved, Low Maintenance Rear Garden
- In Need of Some Renovations - Great Potential!
- Sold with No Chain!

Tenure: Freehold EPC Rating: Awaited

Offers in Excess of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107948 - 0001

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