



Hardy Close, Thetford, IP24 1LF

welcome to

Hardy Close, Thetford

A three-bed semi-detached home with garage, off-road parking, spacious living/dining room, modern kitchen & shower room, plus sunny garden, all within an easy walk to schools, shops & train station. View now!



Summary

This well-presented semi-detached home is located in a popular and family-friendly area of Thetford, offering space, practicality and a fantastic position close to all local amenities.

Just a short walk from the town centre, you'll find a wide range of shops, schools and riverside walks, plus excellent travel links via road, bus and rail, including direct trains to Cambridge and Norwich-making this an ideal place to settle down, commute, or invest.

Sitting prominently within the road, the property boasts plenty of off-road parking and a garage, giving it strong kerb appeal and useful convenience right from the start.

Inside, the home has been lovingly cared for by the current owners and offers a bright, homely feel throughout. A welcoming entrance porch and hallway lead to a spacious living/dining room, ideal for cosy nights in or entertaining year-round. There's also a well-equipped family kitchen, three good-sized bedrooms-each with built-in storage-and a modern shower room.

To the rear, the well-maintained garden offers space to relax, dine al fresco, or entertain outdoors in the warmer months.

A must-view home with so much to offer!



The Accommodation

Entrance door to:

Entrance Porch

With door to front and door to:

Entrance Hall

With door to front and radiator.

Living Room

23' 3" max. x 12' 4" max. (7.09m max. x 3.76m max.)

With TV point, dual aspect windows to both the front and rear and two radiators.

Kitchen

12' 5" x 9' 3" (3.78m x 2.82m)

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 point for electric cooker, space and plumbing for washing machine, built in under stairs storage cupboard, door to rear, window to rear and radiator.

First Floor Landing

Bedroom One

11' 5" max. x 9' 6" max. (3.48m max. x 2.90m max.)

With built in wardrobes, window to front and radiator.

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.69m)

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

Bedroom Three

8' 2" x 6' 10" (2.49m x 2.08m)

With 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 walls, window to rear and heated towel rail.

Outside

To the rear, the garden is largely laid to lawn with a paved patio area.

Garage And Driveway



check out more properties at williamhbrown.co.uk

welcome to

Hardy Close, Thetford

- Well Presented Semi-Detached Home
- Sought After, Family Friendly Area of Thetford
- Walking Distance to Shops, Schools & Train Station
- Off Road Parking and Garage
- Spacious Living/Dining Room
- Three Good Sized Bedrooms, with Built in Storage
- Well Maintained Rear Garden - Perfect for Entertaining
- Modern Shower Room

Tenure: Freehold EPC Rating: E

£250,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
THF107993 - 0001

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