



**Mill Lane, Barnham, Thetford, IP24 2NG**



**welcome to**

**Mill Lane, Barnham, Thetford**

GUIDE PRICE: £250,000 - £260,000! Set in the sought-after village of Barnham, this well-presented three-bedroom semi-detached home comes with the added benefit of a garage, ample parking and a good-sized rear garden. Offered with no onward chain, it's an excellent opportunity for home movers or investors alike!



## Summary

Found in the ever-popular village of Barnham-highly sought after by both home movers and investors alike-this semi-detached home is a must view!

Positioned on a generous plot, the property offers ample off-road parking to the front along with the added benefit of a garage. Well presented both inside and out, the accommodation is light and spacious throughout. A welcoming entrance hall leads to a generous living/dining room, perfect for hosting and entertaining, along with a sleek and well-equipped kitchen. Upstairs, you'll find three good-sized bedrooms and a family bathroom.

To the rear, the sunny garden is of a good size and provides excellent scope for the new owner to enhance or simply enjoy as is.

Sold with no onward chain, this is a fantastic opportunity not to be missed!

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, tiled flooring, stairs to the first floor landing and built in under stairs storage cupboard.

### Living / Dining Room

24' 3" x 14' 10" ( 7.39m x 4.52m )

With triple glazed window to front, fireplace, door leading out to the rear garden and radiator.

### Kitchen

11' 4" x 8' 11" ( 3.45m x 2.72m )

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with taps and drainer over, space and plumbing for washing machine, electric oven, electric hob with extractor over, built in storage cupboard, double glazed window to rear and door leading out to the rear garden.

### First Floor Landing

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

### Bedroom One

9' 9" x 14' 9" ( 2.97m x 4.50m )

With triple glazed window to front and radiator.

### Bedroom Two

13' x 9' 3" ( 3.96m x 2.82m )

With double glazed window to rear and radiator.

### Bedroom Three

9' 10" x 11' 4" ( 3.00m x 3.45m )

With triple glazed window to front and radiator.

### Bathroom

With W.C, wash hand basin with taps over, bath with electric shower attachment and mixer tap over, tiled flooring, double glazed frosted window to rear and heated towel rail.

## Outside

### Rear Garden

To the rear of the property is a garden which is largely laid to lawn with an oil tank, shed, paved patio area and access to:

### Garage

With power and light connected and eaves storage space.



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## Mill Lane, Barnham, Thetford

- GUIDE PRICE: £250,000 - £260,000!
- Popular Village Location with Easy Access to Local Amenities and Nearby Towns
- Three Bedroom Semi-Detached House
- Generous Frontage with Ample Off Road Parking and a Separate Garage
- Modern, Well-Equipped Kitchen
- Sunny Rear Garden with Plenty of Scope
- Spacious Living/Dining Room - Ideal for Entertaining!
- Sold with No Onward Chain!

Tenure: Freehold EPC Rating: E

Guide Price

**£250.000**



Please note the marker reflects the postcode not the actual property

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