



Thistle Close, Thetford, IP24 2YB

welcome to

Thistle Close, Thetford

This well-presented one bedroom house on the sought-after Cloverfields estate offers allocated parking, a modern kitchen, bright living space and a sunny low-maintenance garden - all within easy reach of Thetford's town centre, schools and transport links. Perfect for first-time buyers or investors!



Summary:

Found in a highly sought-after, family friendly location, this well-presented one-bedroom home makes an ideal first-time purchase or investment opportunity. With a range of nearby amenities including supermarkets, schools, transport links and Thetford's bustling town centre, it's perfectly positioned for convenience and comfort.

Tucked away on a quiet residential road, the property offers two allocated parking spaces and a low maintenance rear garden, making it practical inside and out. Internally, the home features a modern kitchen, a bright and spacious living room with space for dining, and direct access to the garden. Upstairs, you'll find a well-proportioned bedroom and a bathroom, completing the accommodation.

With its desirable location and well-kept condition, this property is ideal for first-time buyers, downsizers, or investors alike. Viewing is essential!

The Accommodation:**Kitchen**

11' 9" max. x 7' 11" max. (3.58m max. x 2.41m max.)
With a range of fitted kitchen units at wall and base level with work surface over, inset stainless steel sink unit with mixer tap over, space and plumbing for washing machine, electric oven, electric hob with extractor hood over, space for fridge/freezer, door to front and window to front.

Living Room

11' 4" x 9' 10" (3.45m x 3.00m)
With stairs to the first floor landing and electric radiator.

First Floor Landing

With access to the loft space and window to front.

Bedroom

11' 9" max. x 11' 3" max. (3.58m max. x 3.43m max.)
With built in airing cupboard, window to rear and electric radiator.

Bathroom

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

Outside

The property comes with an area of garden to the side, which has a garden shed.

Parking

The property comes with two allocated parking spaces.



check out more properties at williamhbrown.co.uk



welcome to

Thistle Close, Thetford

- Popular Cloverfields Estate - Quiet, Family Friendly Setting
- Within Easy Reach of Schools, Supermarkets and Town Centre Amenities
- Two Allocated Parking Spaces
- Modern Kitchen and Bright Living Room
- Sold with No Onward Chain!
- Low Maintenance Rear Garden
- Great First Time Buy or Investment Opportunity
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: D

£150,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
THF108141 - 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