



Tennyson Way, Thetford IP24 1LD

welcome to

Tennyson Way, Thetford

SPACIOUS DETACHED FAMILY HOME in a sought-after area of Thetford, offering three bedrooms, large reception area, a conservatory, kitchen spread across two areas, study (formerly Garage) and rear garden. Perfectly placed for schools, amenities and travel links - a must-see family home!



Entrance Porch

Door to the front aspect. Door into :-

Entrance Hall

Door to the front aspect. Stairs leading to the first floor landing. Radiator.

Lounge / Diner

23' 1" Max x 12' 9" Max (7.04m Max x 3.89m Max)

Window to the front aspect. Radiator. Sliding doors to the Conservatory.

Conservatory

18' 9" x 10' 4" (5.71m x 3.15m)

Door to the rear garden.

Study Area (formerly Garage)

12' x 8' 1" (3.66m x 2.46m)

Window to the front aspect. Radiator.

Wet Room

Shower enclosure. Low level W.C. Wash hand basin.

First Floor Landing

Window to the side aspect.

Bedroom 1

11' 10" x 11' 3" Plus Recess (3.61m x 3.43m Plus Recess)

Window to the front aspect. Radiator.

Bedroom 2

11' 3" x 9' 9" Plus Recess (3.43m x 2.97m Plus Recess)

Window to the rear aspect. Radiator.

Bedroom 3

8' 3" x 7' 5" (2.51m x 2.26m)

Window to the front aspect. Radiator. Built in wardrobes

Bathroom

Window to the rear and side aspects. Wash hand basin. Low level W.C. Heated towel rail. Panel bath with shower head over.

Rear Garden

The enclosed rear garden has some shrubbery, lawn area, patio and two sheds.

Front Garden

Spacious area laid to lawn.

Driveway

Ample parking for several vehicles at the front of the property.



view this property online williamhbrown.co.uk/Property/THF108140



welcome to

Tennyson Way, Thetford

- Spacious Detached Family Home
- 3 bedrooms
- Study area (Formerly Garage space) and further ground floor 'Wet Room'
- Enviaible location close to schools and amenities
- CHAIN FREE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF108140



Property Ref:
THF108140 - 0003

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