



**Anne Bartholomew Road, Thetford, IP24 1TF**



**welcome to**

**Anne Bartholomew Road, Thetford**

A well presented family home in the popular Ladies Estate area of Thetford, offering generous living space, modern touches throughout and an excellent location close to schools, transport links and the town centre!



## Summary

Found on the ever popular Ladies Estate in Thetford, this well presented home is ideally located within walking distance of a range of primary and secondary schools, Thetford's mainline train station with direct links to Cambridge and Norwich, and the town centre's independent shops, cafés and amenities.

The property has been cared for and updated by the current owners and is presented as a welcoming, turnkey family home. Upon entering via the entrance porch, you're led into a bright and spacious living room which provides a comfortable space for everyday relaxation. An inner hallway leads to the first floor and through to a generous kitchen/diner, offering plenty of space for dining and family meals. There is also a rear lobby with access to the garden along with a convenient downstairs cloakroom.

Upstairs, the spacious landing benefits from built-in storage and leads to three well proportioned bedrooms, along with a smart family bathroom which completes the accommodation.

To the rear, the garden is a low maintenance and flexible space, ideal for both outdoor dining and play, and easy to adapt to suit a variety of lifestyles.

Overall, this is a well located and well presented home that is perfectly suited to families, first time buyers or those looking for a move-in-ready property in a sought after area.

Viewing is highly recommended!



## The Accommodation

Entrance door to:

### Entrance Hall

With door to front.

### Living Room

13' 1" x 15' 8" ( 3.99m x 4.78m )

With TV point, window to front and radiator.

### Inner Hall

With stairs to the first floor landing.

### Kitchen / Diner

12' 11" x 12' 3" ( 3.94m x 3.73m )

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and plumbing for dishwasher, space and point for oven, space for fridge/freezer, built in pantry cupboard, window to rear and radiator.

### Downstairs Cloakroom

With low level W.C and wash hand basin with taps over.

### First Floor Landing

With built in storage cupboard.

### Bedroom One

13' max. x 10' 7" max. ( 3.96m max. x 3.23m max. )

With built in wardrobes, window to rear and radiator.

### Bedroom Two

13' 2" x 9' ( 4.01m x 2.74m )

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

### Bedroom Three

7' 11" plus recess. x 6' 6" ( 2.41m plus recess. x 1.98m )

With window to front and radiator.

## Bathroom

With low level W.C, wash hand basin with taps over, bath with taps and shower attachment over, window to rear and radiator.

## Outside

To the rear of the property, there is an enclosed garden which is mainly laid to lawn with a paved patio area, garden shed and a gate that leads out to an area with off road parking.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)

**welcome to**

## **Anne Bartholomew Road, Thetford**

- Popular Ladies Estate Location within Thetford
- Walking Distance to Schools, Town Centre & Train Station
- Spacious Mid-Terraced House
- Three Proportionate Bedrooms
- Handy Downstairs Cloakroom
- Low Maintenance Rear Garden
- Great for First Time Buyers or Families
- Large Kitchen/Diner with Space for Family Meals

Tenure: Freehold EPC Rating: C

offers in excess of

**£220,000**



**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
THF108042 - 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.



Please note the marker reflects the  
postcode not the actual property



**william h brown**



**01842 753559**



[Thetford@williamhbrown.co.uk](mailto:Thetford@williamhbrown.co.uk)



47 King Street, THETFORD, Norfolk, IP24 2AU



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**