



**Richard Easten Road, Thetford, IP24 1ED**



**welcome to**

**Richard Easten Road, Thetford**

A THREE-STOREY SEMI-DETACHED FAMILY HOME in a popular area of Thetford, offering a STYLISH OPEN-PLAN KITCHEN/LIVING SPACE, A LARGE MASTER SUITE and EXCELLENT ACCESS TO SCHOOLS, AMENITIES AND TRANSPORT LINKS.



## Summary

Set in a popular and family friendly area of Thetford, within easy reach of the town centre, local amenities, primary and secondary schools and excellent rail, road and bus links, this three-storey semi-detached townhouse is a fantastic opportunity for families seeking space, flexibility and convenience.

The property is sold with no onward chain and offers well presented, versatile accommodation arranged across three floors. On the ground floor, a welcoming entrance hall leads to a useful downstairs cloakroom and opens into an impressive open-plan living space. This incorporates a modern fitted kitchen with integrated appliances and a generous lounge and dining area, creating a sociable layout that works perfectly for everyday family life and entertaining.

To the first floor, a spacious landing provides access to two well proportioned bedrooms, both filled with natural light, along with a contemporary family bathroom.

Occupying the entire second floor is an excellent master suite, offering a large bedroom with built-in wardrobes and a sleek en-suite shower room, providing a private retreat away from the main living accommodation.

Externally, the rear garden is a bright and adaptable space, offering a blank canvas for new owners to landscape or arrange to suit their lifestyle.

An internal viewing is highly recommended to appreciate the space, layout and location this home offers.

## The Accommodation

### Ground Floor:

#### Entrance Hall

#### Downstairs Cloakroom

#### Open Plan Kitchen/Living Room

25' 11" x 14' 11" ( 7.90m x 4.55m )

### First Floor:

#### Bedroom Two

14' 11" x 10' ( 4.55m x 3.05m )

#### Bedroom Three

14' 10" x 9' 10" ( 4.52m x 3.00m )

#### Family Bathroom

### Second Floor:

#### Master Bedroom

11' 3" x 16' 5" ( 3.43m x 5.00m )

#### Master En-Suite



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



**welcome to**

## **Richard Easten Road, Thetford**

- Three Storey Semi-Detached Townhouse
- Popular Family Friendly Location in Thetford
- Sold with No Chain!
- Large Open-Plan Kitchen/Living/Dining Space
- Modern Fitted Kitchen with Appliances
- Two First Floor Bedrooms and Family Bathroom
- Impressive Second Floor Master Bedroom with Shower Room
- Close to Schools, Town Centre & Various Transport Links

Tenure: Freehold EPC Rating: Awaited

# £260,000



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
THF108223 - 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](mailto:Thetford@williamhbrown.co.uk)



47 King Street, THETFORD, Norfolk, IP24 2AU



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