









# welcome to

# **Collingwood Way, Thetford**

A FOUR BEDROOM SEMI DETACHED family HOUSE in need of some COSMETIC UPDATING within a popular cul de sac location in THETFORD. This house has huge potential with enclosed REAR GARDEN, DRIVEWAY, two RECEPTION ROOMS and GAS CENTRAL HEATING.













#### **Entrance Hall**

Door to the side aspect. Radiator. Understairs cupboard.

#### **Diner / Breakfast Room**

9' 11" x 8' 3" ( 3.02m x 2.51m ) Window to the side aspect.

#### Kitchen

10' 10" x 9' 3" ( 3.30m x 2.82m )

Window to the front aspect. Fully fitted with a range of matching base and eye level units with work surfaces over. Electric oven with gas hob. Inset stainless steel sink drainer with mixer tap over.

#### Cloakroom

Window to the side aspect. Wash hand basin. Radiator. Low level W.C.

## Lounge

18' 3" Max x 13' 1" Max ( 5.56m Max x 3.99m Max ) Feature fireplace. Storage cupboard. Television point. Sliding doors to the rear garden.

# **Utility Room**

Power and light. (Formerly the Garage)

#### **Bedroom 1**

16' 9"  $\times$  8' 2" (  $5.11m \times 2.49m$  ) Window to the front aspect. Radiator.

## **Bedroom 2**

15' 3" x 9' 4" ( 4.65m x 2.84m ) Window to the front aspect. Radiator.

#### **Bedroom 3**

13' 4" x 9' 9" ( 4.06m x 2.97m ) Window to the rear aspect. Radiator.

## **Bedroom 4**

 $8' 7" \times 8' 4" (2.62m \times 2.54m)$  Window to the rear aspect. Radiator.

## **Shower Room**

Window to the side aspect. Wash hand basin. Low

level W.C. Heated towel rail.

#### Rear Garden

The rear garden is laid to lawn with patio area and shed.

## Driveway

Driveway providing parking.

# **Garage (part Conversion)**





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# **Collingwood Way, Thetford**

- Semi Detached House
- 4 bedrooms
- Popular locality
- Updating required
- Cul de sac position

Tenure: Freehold EPC Rating: C

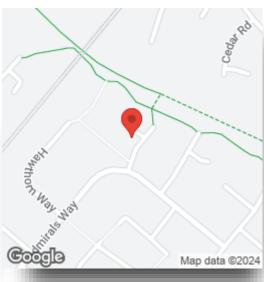
offers in excess of

£240,000









Please note the marker reflects the postcode not the actual property

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