



39 | Clifton Drive | Thetford | IP24 2FE

Offers in Excess of £400,000



The Features

- Modern four bedroom detached family home on popular development
- Over 1,300 sq ft of accommodation, built by Hopkins Homes in 2023
- Upgraded kitchen/diner with central island and integrated appliances
- 15'4" lounge with wood burner and patio doors onto the garden
- Separate study, WC and utility room with access to outside
- Four good-sized bedrooms, all with built-in wardrobes
- En-suite and family bathroom with upgraded tiling
- Converted garage providing separate gym and large hobby room with wood burner
- Landscaped front and rear gardens, with a larger than average estate garden
- Extended driveway and EV charging point

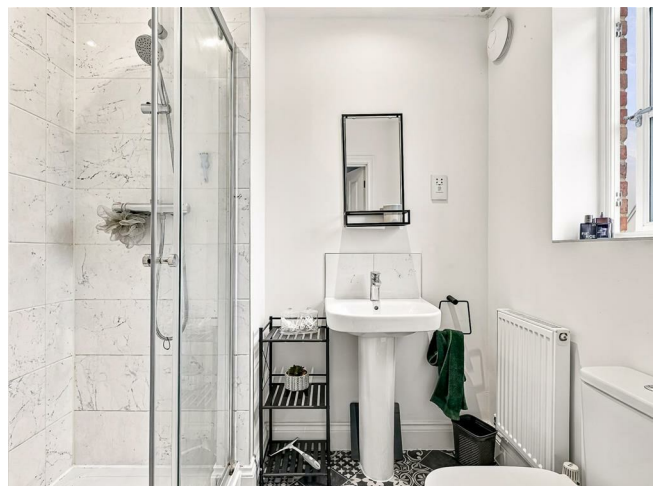
About the Property

If you're looking for a modern family home where everything has already been done for you, this four bedroom detached home on the popular Kingsfleet development is well worth a look. Built by Hopkins Homes in 2023 and with approximately seven years remaining on the NHBC warranty, the property offers over 1,300 sq ft of well-planned accommodation, with a number of upgrades and improvements made by the current owners.

As soon as you step inside, you're greeted by a real sense of space from the generous entrance hall, with herringbone flooring running throughout the ground floor. There is a WC and separate study, while the 15'4" lounge features a wood burner and patio doors opening directly onto the rear garden and patio area. The kitchen/diner comes with integrated appliances and has been upgraded with a central island, providing additional workspace and seating. A separate utility room leads off the kitchen, complete with a second sink and access outside.

Upstairs, the spacious landing leads to four good sized bedrooms, three of which benefit from built in storage. The main bedroom has its own en-suite shower room, with a family bathroom serving the remaining bedrooms, with both finished with upgraded tiling.

The space doesn't stop with the main house. The former garage has been cleverly converted to create two additional spaces, with a gym area to the front and a large hobby room to the rear. Complete with its own wood burner and folding doors opening onto the garden, it's a fantastic addition and gives the property even more flexibility for family life, working from home or hobbies.





The Outside

To the front, a pathway leads to the entrance with established planted borders to either side. An extended tandem driveway sits alongside the property and has been widened to provide additional parking when required, together with an EV charging point. Gated side access leads to the rear garden, with a further entrance into the property via the utility room.

The rear garden is larger than you would typically expect on a modern development and is fully enclosed by fencing. A generous patio sits directly outside the lounge, with a pergola creating a great seating and entertaining area. Steps lead down to an artificial lawn, complemented by attractive raised beds, with a pathway continuing to the converted garage. Now used as a hobby room and separate gym area, this provides a fantastic additional space away from the main house. Behind the garage there is additional space for a shed, while two outside taps provide a useful practical addition to the garden.

Location Overview

Clifton Drive forms part of the popular Kingsfleet development on the northern side of Thetford, well placed for local amenities, schools and transport links. Thetford town centre offers a good range of shops, supermarkets, cafés, restaurants and leisure facilities, while the area is also well served by local schooling, including Admirals Academy, Raleigh Infant Academy and The Thetford Academy.

For those needing to travel further afield, Thetford railway station provides services towards Norwich and Cambridge, while the A11 gives straightforward road access in both directions.

One of the area's biggest draws is Thetford Forest, with miles of walking and cycling routes, woodland trails and plenty of opportunities to get outdoors, all within easy reach of the town.

Estate Charges & Additional Information

Please note there is an annual estate management charge of

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.

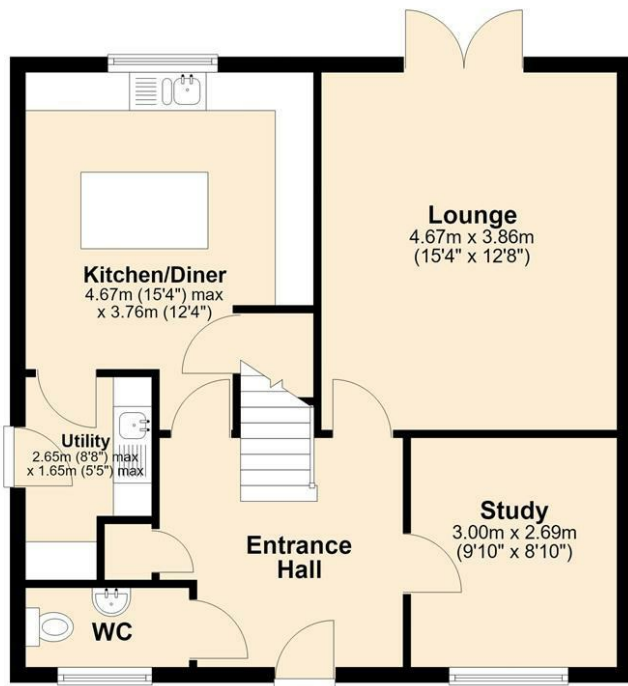
Disclaimer -

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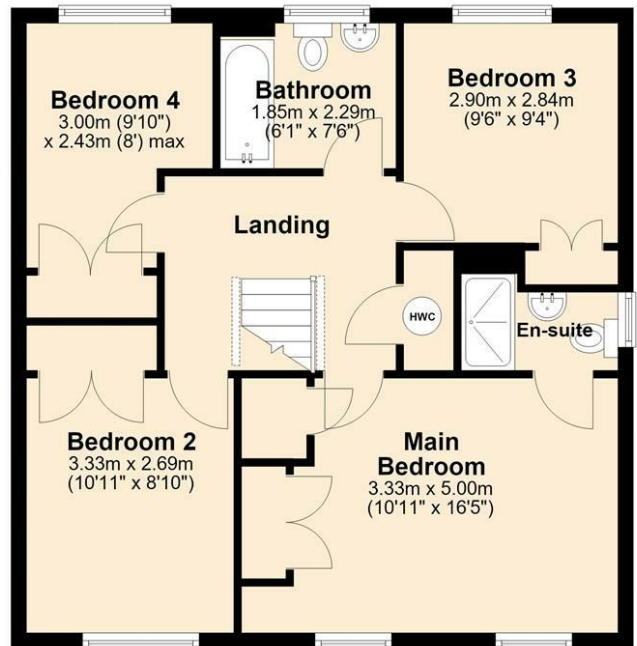
Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



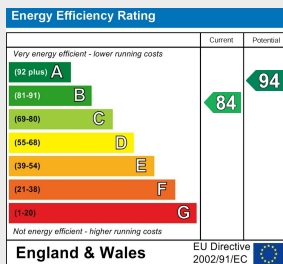
First Floor

Approx. 62.5 sq. metres (673.1 sq. feet)



Total area: approx. 125.3 sq. metres (1349.0 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.

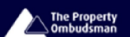


Tenure: Freehold
Council Tax Band: D
Local Authority: Breckland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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