

13 Elswick Road - Offers In Excess Of £300,000

Thetford IP24 2FS



"Consistently providing outstanding service to our clients"

Offers In Excess Of £300,000

The Property

Offering modern living, this delightful 'nearly new' three bedroom semi detached property on Kingsfleet should make your viewing shortlist!

SITUATION LOCATION

Chilterns are delighted to launch to the market this beautifully presented three bedroom link detached house which is situated on the popular Kingsfleet development in Thetford. The property is only 1 year old and benefits from modern open plan kitchen/diner, en suite to bedroom one, single garage and driveway parking. A viewing is highly recommended.

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

ENTRANCE HALL

UPVC sealed unit entrance door to front, stairs leading to first floor landing, doors to all ground floor accommodation, wood effect hard flooring, radiator.

CLOAKROOM

Two piece suite comprising; WC, pedestal sink unit with tiled splash backs, wood effect hard flooring, UPVC double glazed window to side, radiator.

Features

- KINGSFLEET DEVELOPMENT IN THETFORD
- CONSTRUCTED JUST ONE YEAR AGO
- MODERN THREE BEDROM SEMI DETACHED HOUSE
- EXTREMELY WELL PRESENTED THROUGHOUT
- MODERN LIVING
- OPEN PLAN KITCHEN/DINER

- EN SUITE TO BEDROOM ONE AND DOWNSTAIRS CLOAKROOM
- SINGLE GARAGE AND DRIVEWAY PARKING

Fitted with a modern and contemporary style base and wall mounted kitchen units with rolled edge work surfaces over, incorporating one and a half bowl sink unit. Gas oven, four ring gas hob with extractor canopy over, space for tall standing fridge freezer, plumbing for washing machine space for dining table and chairs, wood effect hard flooring, sealed unit UPVC French style doors leading to rear garden. UPVC double glazed window to rear and double glazed doors leading to:

- REAR GARDEN LOUNGE
- FULL ENCLOSED REAR GARDEN
- VIEWINGS ADVISED!

Carpet flooring, UPVC double glazed window to front, radiator.

FIRST FLOOR LANDING

Doors to first floor accommodation, storage cupboard, access to loft space, carpet flooring, radiator.

BEDROOM ONE

Fitted double wardrobe, carpet flooring, UPVC double glazed window to front, radiator. Door to:





EN SUITE

Three piece suite comprising; WC, pedestal wash basin with tiled splash backs, fully tiled shower cubicle with shower over, extractor fan, wood effect hard flooring, UPVC double glazed window to front, radiator.

BEDROOM TWO

Carpet flooring, UPVC double glazed window to front, Velux window, radiator.

BEDROOM THREE

Single fitted wardrobe, carpet flooring, UPVC double glazed window to rear, radiator.

BATHROOM

Three piece suite comprising; WC, pedestal wash basin with tiled splash backs, panelled bath with mixer fed shower attachment and tiled surround, part tiled walls, extractor fan, wood effect hard flooring, UPVC double glazed window to rear, radiator.

OUTSIDE

To the front of the property there is a lawn area with flowers and shrubs to border and path leading to front entrance door. There is a block paved brick weave driveway providing off road parking which leads onto the garage.

To the rear of the property is a fully enclosed rear garden mainly laid to lawn with path leading to garage personal door and side pedestrian access gate.

GARAGE

Single garage, up and over door, power and light connected, personal door leading to rear garden.

SERVICES

Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC

EPC B.

COUNCIL TAX

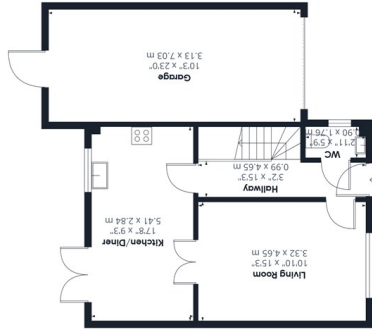
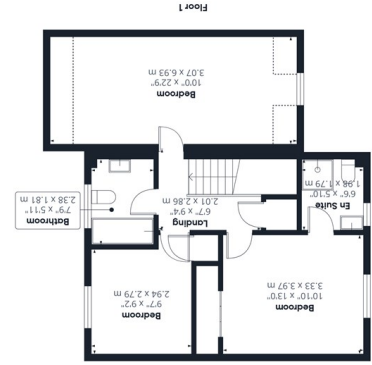
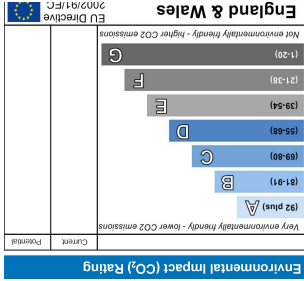
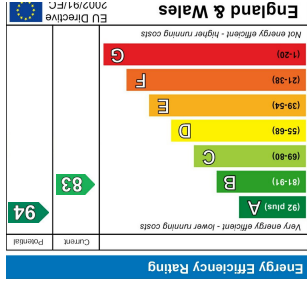
Band C.

AGENTS NOTE

The vendors advise us that there is a service charge payable of £251 per annum to Preim Limited.



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Calculators reference the BACS IMAS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Reduced headroom
Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area:
1292 ft²
120 m²
36 ft²
3.3 m²
Reduced headroom