



**Nelson Crescent, Thetford, IP24 3BJ**

**welcome to**

**Nelson Crescent, Thetford**

A well-presented three-bedroom semi-detached home in a popular family-friendly area of Thetford. Featuring a spacious lounge/diner, kitchen with utility room, ground-floor shower room, off-road parking, and a generous rear garden!



## Summary

Set within an extremely popular and family-friendly area of Thetford, this well-presented semi-detached home offers spacious and versatile accommodation within easy walking distance of the town centre, a wide range of local amenities, schools, and excellent transport links.

With a neat brick-weave driveway to the front providing ample off-road parking, the appeal begins the moment you arrive.

Inside, a welcoming entrance hall leads into a bright and generously sized living/dining room - the perfect central hub for relaxed family evenings or entertaining guests throughout the year. The kitchen is well equipped and adjoins a useful utility room, providing additional space for appliances, alongside a modern ground-floor shower room.

Upstairs, three well-proportioned bedrooms offer excellent space for families to grow into, complemented by a further family bathroom.

To the rear, the garden continues to impress - a well-maintained and generous outdoor space that's ideal for families, gardening enthusiasts, or those simply seeking a private space to unwind.

This much-loved home combines comfort, practicality, and convenience, making it an ideal purchase for families of all ages. Viewing is highly recommended!

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, stairs to the first floor landing, built in storage cupboard and radiator.

### Living / Dining Room

22' 5" plus recess. x 12' 6" ( 6.83m plus recess. x 3.81m )  
With TV point, fireplace, two windows to rear, door leading out to the rear garden and two radiators.

### Kitchen

21' 10" x 6' 4" ( 6.65m x 1.93m )  
With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap over, electric oven, gas hob, space for fridge/freezer, window to front, two windows to side, radiator and access to:

### Utility Room

With space for tumble dryer and door to:

### Shower Room

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over, tiled flooring, window to front and heated towel rail.

### First Floor Landing

With built in airing cupboard housing hot water tank.

### Bedroom One

12' 5" x 12' 4" ( 3.78m x 3.76m )  
With window to rear and radiator.

### Bedroom Two

12' 5" x 10' 11" ( 3.78m x 3.33m )  
With built in storage cupboard, window to rear and radiator.

### Bedroom Three

7' 10" x 7' 4" ( 2.39m x 2.24m )  
With window to front and radiator.

## Bathroom

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

## Outside

### Front Garden

To the front of the property, there is a brickweave driveway, providing plenty of space for off road parking.

### Rear Garden

To the rear, the garden is fully enclosed and is largely laid to lawn with a patio area, a range of shrubs throughout and a garden shed.

## Agents Note

Under the terms of the Estate Agents Act 1979 (section 21), please note that the vendor of this property is a family member of an employee of the Connells Group.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

## Nelson Crescent, Thetford

- Highly Sought After Family Friendly Location, Close to Town Centre and Amenities
- Spacious and Well Presented Semi-Detached Home
- Bright and Spacious Living/Dining Room - Great for Entertaining
- Well Equipped Kitchen with Adjoining Utility Room
- Ground Floor Shower Room & First Floor Bathroom
- Three Good Sized Bedrooms
- Brickweave Driveway for Ample Off Road Parking to Front
- An Ideal Family Home

Tenure: Freehold Council Tax Band: B

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108109 - 0001

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