



Normandy Close

Thetford, IP26

Price £210,000



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Description

NO ONWARD CHAIN! This semi-detached home enjoys a sought-after Norfolk Village location and has been newly refurbished to include a contemporary kitchen and family bathroom. The property also benefits from a garage to the rear of the house, with parking immediately in front.

Upon entering the property you will find a welcoming entrance hall with a useful understairs storage cupboard and stairs leading to the first floor landing. There is a modern kitchen which offers a range of wall and base level units, stainless steel sink and drainer, integrated cooker with an electric hob and extractor hood fitted over plus ample space for a fridge freezer and washing machine.

The lounge extends across the rear of the house and benefits from French doors, overlooking a fully enclosed rear garden, as well as a window allowing natural light to flood inside.

There are two double bedrooms upstairs, which both include built in, mirrored wardrobes, whilst the main bedroom is also home to an airing cupboard housing the hot water cylinder.

The internal accommodation is concluded by an impressive family bathroom comprising W.C, wash hand basin, bath with electric shower fitted over and a heated towel rail.

Outside, the rear garden is predominantly laid to lawn with a patio area for seating/ entertaining as well as a pathway leading to a personal door which provides access into the garage. The garage also benefits from an electric front door, and parking space immediately in front.

Measurements

Kitchen - 10'2" x 9'10"

Lounge - 16'3" x 10'7"

Bedroom - 12'11" x 10'1"

Bedroom - 9'4" x 8'8"

Family Bathroom - 6'6" max x 6'1" max (narrowing to 4'1" min)

Garage - 19'2" x 11'5"

Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

This property is served by mains electricity and water supply, electric heaters and septic tank drainage which is shared between four neighbouring properties.

Council Tax Band - Kings Lynn & West Norfolk, B.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please

Tel: 01842 818282

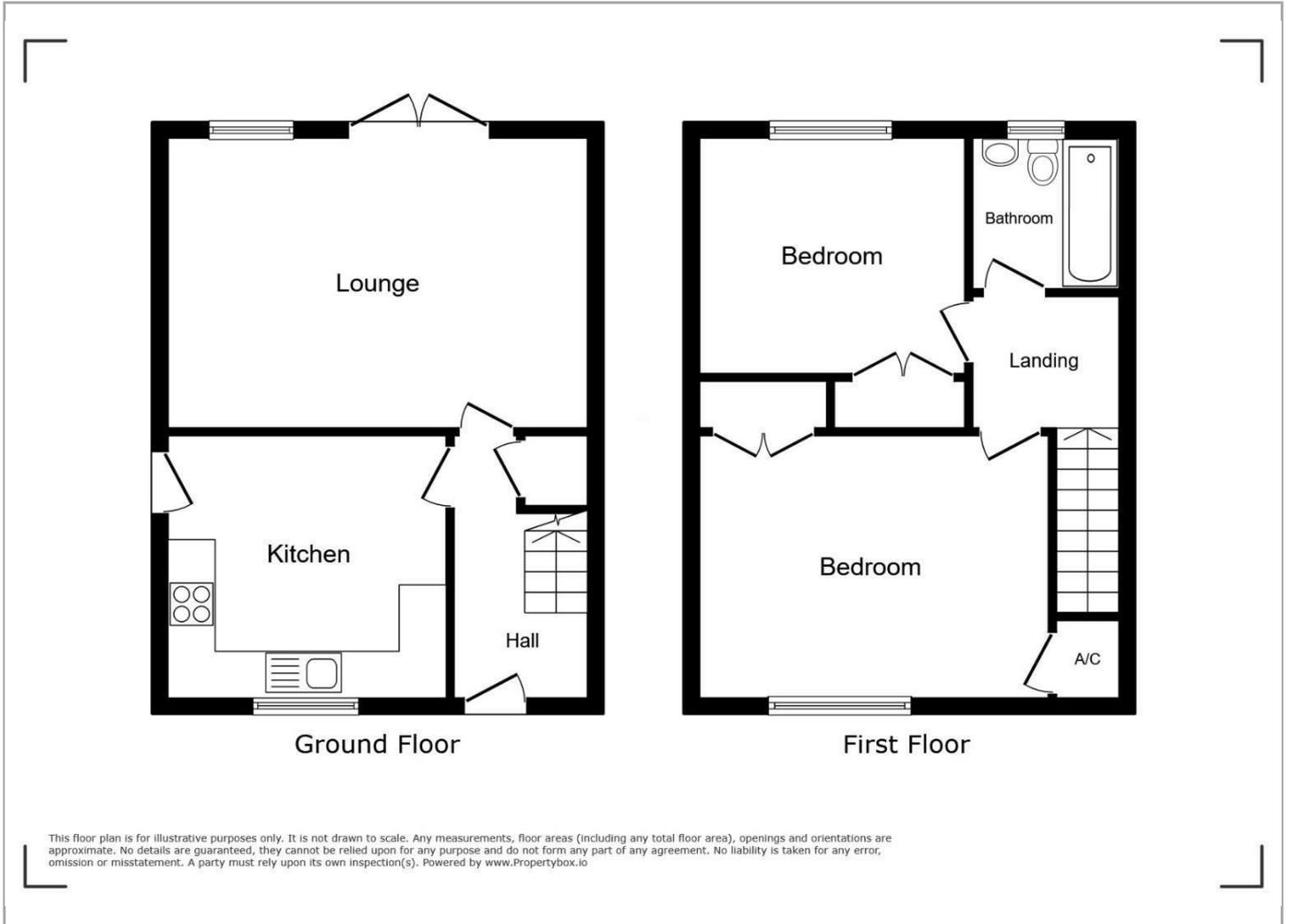
contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

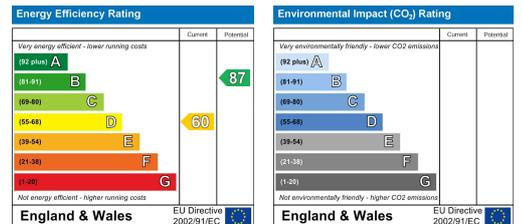
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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