





Nelson Crescent, Thetford, IP24 3BJ

william h brown

welcome to

Nelson Crescent, Thetford

SOLD WITH NO CHAIN! A spacious three bedroom semi-detached home with AMPLE PARKING, GENEROUS GARDEN and EXCELLENT POTENTIAL throughout - all in a popular Thetford location!













Summary
Situated within a sought-after residential area of Thetford and conveniently positioned close to a range of local amenities, this three-bedroom semi-detached home occupies a generous plot and offers well-proportioned accommodation throughout, making it an excellent opportunity for first-time buyers, growing families, or those looking to put their own stamp on a property.

Externally, the property benefits from ample off-road parking to the front, while the sizeable rear garden provides a fantastic outdoor space with plenty of potential for landscaping, entertaining, or creating a family-friendly environment tailored to individual tastes.

The accommodation is entered via a welcoming entrance hall, which leads through to a spacious open plan living and dining room, creating a light and versatile living space ideal for both everyday family life and entertaining. The ground floor is further complemented by a well-equipped kitchen offering a practical layout and ample storage.

To the first floor, there are three well-sized bedrooms, all served by a family bathroom, completing the accommodation.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation
Entrance door to:

Entrance Hall
With door to front, stairs to the first floor landing and radiator.

Downstairs Cloakroom
With low level W.C, wash hand basin with taps over, partly tiled walls and window to front.

Lounge
With fireplace, TV point, window to front and radiator.

Dining Room
With window to rear and radiator.

Kitchen
With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space for oven, space for fridge/freezer, tiled flooring, window to rear, radiator and door to:

Pantry
With window to rear.

Utility Room
With inset Butler sink, window to side and door to rear.

First Floor Landing

Bedroom One
With window to rear and radiator.

Bedroom Two
With window to rear and radiator.

Bedroom Three
With window to front and radiator.

Bathroom
With W.C, wash hand basin, bath with taps and shower attachment over, window to side and radiator.

Outside

Front Garden
To the front of the property, there is a lawned front garden and a driveway providing ample space for off road parking.

Please note that the kerb accessing the driveway is not currently dropped.

Rear Garden
To the rear, the enclosed garden is largely laid to lawn with a brick outhouse.

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Nelson Crescent, Thetford

- SOLD WITH NO CHAIN!
- Spacious Semi-Detached House
- Great Sized Plot with Lovely Rear Garden
- Ample Off Road Parking
- Three Bedrooms
- Scope to Personalise Throughout
- Living/Dining Room
- Close to Town Centre & Amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: B

Offers in Excess of

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF108094

The Property Ombudsman

Property Ref:
THF108094 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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