





Anne Boleyn Close, Thetford, IP24 1TD

william h brown

welcome to

Anne Boleyn Close, Thetford

An EXTENDED end-terraced home on the popular Ladies Estate in Thetford, with stylish kitchen/diner, UTILITY ROOM, downstairs cloakroom, THREE BEDROOMS, four-piece bathroom and lovely gardens - all within reach of local amenities!













Summary
Set within the ever-popular Ladies Estate of Thetford, this extended end-terraced home has been beautifully cared for and offers a wonderfully presented home with excellent space for modern family life.

A charming front garden creates a welcoming first impression before you step inside, where a useful entrance porch and hallway lead through to the accommodation. The bright and spacious lounge provides a comfortable setting for relaxing evenings or entertaining guests, while the gorgeous, sleek kitchen/diner forms the heart of the home. With plenty of space for family mealtimes and further entertaining, it combines style with everyday practicality, further enhanced by a useful utility room.

Upstairs, three good-sized bedrooms provide versatile accommodation for families, guests or those looking for additional home-working space. The four-piece family bathroom offers a fantastic level of practicality and completes the accommodation. Outside, the enclosed rear garden is a particular highlight. Larger than you might initially expect, it provides a versatile and private space with plenty of room for children to play, entertaining in the warmer months or simply relaxing and enjoying the outdoors.

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 and stairs to the first floor landing.

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

Lounge
With TV point, fireplace, window to front, radiator and door to:

Conservatory
With tiled flooring and door leading out to the rear garden.

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 and plumbing for washing machine, space for fridge/freezer, double oven, tiled flooring and radiator.

First Floor Landing
With built in airing cupboard.

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 low level W.C, wash hand basin, shower cubicle with shower attachment over, corner bath, shaver point and window to front.

Outside

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

Rear Garden
To the rear of the property, the garden is mainly laid to lawn with mature hedging and a garden shed.

There is a further garden area to the side, which also has a garden shed.

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Anne Boleyn Close, Thetford

- Extended End-Terraced House
- Popular Ladies Estate Location
- Three Good Sized Bedrooms
- Stylish Kitchen/Diner with Utility Room
- Downstairs Cloakroom
- Lovely Front and Rear Gardens
- Close Proximity to Toiwn Amenities
- A Fantastic First Time Buy, Family Home or Investment!

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

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
THF108555 - 0005

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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