



**Mallow Road, Thetford, IP24 2YD**

**welcome to**

**Mallow Road, Thetford**

NO ONWARD CHAIN! A DETACHED three bedroom home tucked away down a CUL-DE-SAC on the popular Cloverfields estate in Thetford, offering modern living, GARDEN ROOM, GARAGE & a sunny rear garden - ideal for families or investors!



## Summary

Tucked away within a quiet cul-de-sac on the ever popular Cloverfields estate in Thetford, this detached home is offered to the market with no onward chain & presents an excellent opportunity for families and investors alike.

Perfectly positioned, the property is within easy reach of the town's wide range of amenities, including supermarkets, primary & secondary schools and excellent transport links, with direct rail connections to Cambridge and Norwich.

Set back within a peaceful residential setting, the home benefits from a lawned front garden & a garage, providing valuable off road parking or storage.

Internally, the accommodation is well presented & neutrally decorated throughout, allowing the new owner to move straight in while still offering scope to personalise. A welcoming entrance hall, complete with a downstairs cloakroom, leads through to a bright & spacious lounge, ideal for both relaxing evenings & entertaining guests.

To the rear, a modern, newly fitted and well equipped kitchen/diner provides a practical and sociable space for everyday living, complemented by a sunny garden room which overlooks the garden and offers additional, versatile reception space.

Upstairs, the property continues to impress with three well proportioned bedrooms and a modern family bathroom, completing the internal accommodation.

Externally, the rear garden is predominantly laid to lawn, offering a sunny and versatile outdoor space - a perfect blank canvas for the new owner!

## The Accommodation

Entrance door to:

### Entrance Hall

### Downstairs Cloakroom

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

### Lounge

With window to front, stairs to the first floor landing, TV point 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 and plumbing for washing machine, new fridge/freezer, new electric oven, gas hob with extractor over, central heating boiler, window to rear and radiator.

### Garden Room

With door to rear.

### First Floor Landing

With radiator.

### Bedroom One

With built in wardrobes, built in airing cupboard, window to rear and radiator.

### Bedroom Two

With built in wardrobes, window to front and radiator.

### Bedroom Three

With window to front and radiator.

### Bathroom

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

## Outside

To the front of the property, there is a lawned garden and, to the rear, the garden here is largely laid to lawn with a paved patio area and garden shed.

## Garage & Driveway



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welcome to

## Mallow Road, Thetford

- Modern Detached House
- Downstairs Cloakroom & First Floor Bathroom
- Three Good Sized Bedrooms
- Sunny Garden Room to Rear
- Newly Fitted Kitchen with New Appliances
- Garage
- Popular Cloverfields Location
- Close to Town Amenities, Schools & Main Train Links

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108354 - 0002

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