



Mallow Road, Thetford IP24 2YD

welcome to

Mallow Road, Thetford

Sold with NO CHAIN! A DETACHED FAMILY HOME in a popular Thetford location, offering THREE BEDROOMS, garage & driveway, SEPARATE LIVING ROOM & DINING AREA & a paved rear garden - all within close proximity to local amenities & with FANTASTIC SCOPE THROUGHOUT!



Summary

Offered to the market with no onward chain, this modern detached family home is perfectly positioned within one of Thetford's most popular residential areas and presents an excellent opportunity for families, first time buyers or investors alike.

Set back from the road, the home immediately benefits from a front garden, private driveway and garage, providing practical off road parking and additional storage space.

Inside, the accommodation is bright, spacious and thoughtfully arranged, while still offering plenty of scope for a new owner to personalise and make it their own over time. A welcoming entrance hall with downstairs cloakroom leads through to the comfortable front lounge, creating the perfect setting for cosy evenings or entertaining guests.

A separate dining area provides further flexibility for family meals and hosting, while the well equipped kitchen offers practical space for day to day living. Upstairs, three well proportioned bedrooms provide comfortable accommodation for families of all sizes, alongside a family bathroom completing the first floor.

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, window to side and radiator.

Lounge

With TV point, fireplace, sliding doors leading out to the rear garden, window to front and radiator.

Dining Room

With window to front, radiator and archway to:

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, electric oven, gas hob, boiler, window to rear and door to rear.

First Floor Landing

With window to rear and radiator.

Bedroom One

With window to front and radiator.

Bedroom Two

With built in storage cupboard, access to the loft space, window to front and radiator.

Bedroom Three

With window to rear and radiator.

Bathroom

With low level W.C, wash hand basin, bath with mixer tap and shower attachment over, shaver point, window to rear and radiator.

Outside

To the rear, the enclosed garden is largely paved for ease of maintenance and has a garden shed.

Garage & Driveway



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welcome to

Mallow Road, Thetford

- Detached Family Home
- Popular Cloverfields Location, Close to Town Amenities
- Sold with No Chain!
- Three Good Sized Bedrooms
- Separate Living Room and Dining Area
- Garage & Driveway to Front
- Paved Rear Garden

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

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THF108446 - 0004

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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