



Primrose Close, Thetford, IP24 2XD

welcome to

Primrose Close, Thetford

A SPACIOUS and WELL PRESENTED semi-detached home on the popular Cloverfields development, offering THREE BEDROOMS, a kitchen/diner, GARAGE and DRIVEWAY FOR PARKING and a versatile rear garden - close to TOWN CENTRE and AMENITIES!



The Accommodation

Entrance door to:

Entrance Porch

With door and window to front.

Lounge / Diner

With stairs to the first floor landing, window to front 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, integrated electric oven and hob with cooker hood over, space and plumbing for washing machine, space for fridge/freezer, door leading out to the rear garden, tiled flooring and radiator.

First Floor Landing

With access to the loft space.

Bedroom One

With built in wardrobes, window to front and radiator.

Bedroom Two

With built in wardrobes, window to rear and radiator.

Bedroom Three

With window to front and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, built in airing cupboard housing boiler, window to rear and heated towel rail.

Outside

Front Garden

To the front of the property, there is a lawned garden with some shrubs and a gate leading round to the rear.

Garage

With power and light connected and driveway to front, providing off road parking space.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area, an area laid to woodchip and gates to both the front and rear.



view this property online williamhbrown.co.uk/Property/THF108427



welcome to

Primrose Close, Thetford

- Semi-Detached Home on the Popular Cloverfields Development
- Three Good Sized Bedrooms
- Spacious and Bright Living Room
- Well Equipped Kitchen/Diner
- Generous Plot with Front Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Offers in Excess of

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF108427



Property Ref:
THF108427 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk