



Castle Street, Thetford, IP24 2DP

welcome to

Castle Street, Thetford

GUIDE PRICE: £600,000 - £650,000! An impressive FOUR BEDROOM DETACHED RESIDENCE! Privately positioned on a SUBSTANTIAL PLOT with spacious, versatile interiors, GARDEN ROOM/BAR, master suite with BALCONY and EN-SUITE, ample parking, SWIMMING POOL & the perfect blend of grandeur, style & character!



Summary

From the moment of arrival, the home conveys a sense of scale & distinction. A grand entrance hall, with cloakroom, introduces the beautifully proportioned accommodation & leads to a bright & spacious living room, providing an elegant yet comfortable setting for relaxed family evenings.

A separate dining room offers an ideal space for formal dining & entertaining, while the well-equipped kitchen is complemented by a practical adjoining utility room. A dedicated study provides a refined & peaceful environment for home working, reading or hobbies.

The exceptional garden room/bar forms a particularly impressive feature of the home. Designed for entertaining, it offers a stylish & versatile setting for larger gatherings, celebrations & relaxed evenings throughout the year.

The first floor provides four well-proportioned bedrooms, including a principal bedroom with wardrobe, en-suite facilities & a private balcony - an idyllic spot for enjoying a morning coffee. A further family bathroom completes the accommodation.

The rear garden continues the impressive theme, combining a generous patio with a substantial lawn and a private swimming pool!

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 heated towel rail.

Study

With window to front and radiator.

Living Room

With feature fireplace, TV point, window to front, door to rear, radiator and archway into:

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, oven, space and plumbing for dishwasher, space for fridge/freezer, window to rear and radiator.

Utility Room

With breakfast bar, space and plumbing for washing machine, space for fridge/freezer and window to side.

First Floor Landing

Master Bedroom

With built in wardrobes, window to rear, radiator and door to:

Balcony

Master En-Suite

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

Bedroom Two

With built in wardrobes, window to rear and radiator.

Bedroom Three

With built in wardrobes, window to front and radiator.

Bedroom Four

With built in wardrobes, window to rear and radiator.

Family Bathroom

With low level W.C, wash hand basin, shower enclosure with shower attachment over, bath, window to front and heated towel rail.

Outside

Front Garden

To the front of the property, the entrance is enclosed by five-bar gates and has a large concrete driveway and turning area, providing ample space for off road parking and an area of garden that is laid to lawn.

Garage

With garage door to front, window to rear and door to:

Garden Room / Bar

With doors to both the front and side and window to rear.

Rear Garden

To the rear of the property, there is an enclosed garden which is largely laid to lawn with a vast paved patio area and swimming pool.



view this property online williamhbrown.co.uk/Property/THF108554



welcome to

Castle Street, Thetford

- Impressive Four Bedroom Detached Residence
- Stunning Rear Garden with Large Patio & Swimming Pool
- Separate Living & Dining Rooms
- Exceptional Garden Room/Bar
- Master Bedroom with En-Suite & Balcony
- Downstairs Cloakroom & Family Bathroom
- Ample Off Road Parking and Garage
- Perfect Blend of Grandeur, Style & Character

Tenure: Freehold EPC Rating: Awaited Council Tax Band: F

Guide Price

£600,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF108554



Property Ref:
THF108554 - 0003

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