MOLYNEUX
ESTATE AGENTS



Vicarage Road

Thetford, IP24

Price £375,000

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Description

Situated on Vicarage Road in the market town of Thetford, this impressive detached house offers a generous living space of nearly 2,000 square feet, spread over three well-designed floors. This property presents an excellent opportunity for families seeking both comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor boasts three spacious reception rooms, including a delightful lounge that features doors leading to the rear garden, perfect for entertaining or enjoying quiet evenings. The kitchen/diner is a highlight, providing a wonderful space for family meals, complemented by a practical utility room.

The first floor is thoughtfully arranged with three bedrooms, two of which benefit from en suite shower rooms, ensuring privacy and convenience. A family bathroom serves the remaining bedroom, making this floor ideal for family living. Ascend to the second floor, where you will find two additional bedrooms, offering flexibility for guests, a home office, or growing children.

Outside, the property is equally impressive, featuring a large driveway that accommodates parking for several vehicles, a rare find in residential properties. The rear garden is laid to lawn with both a patio and shingled area, perfect for summer gatherings. Additionally, two timber sheds provide ample storage, with the larger shed equipped with power, enhancing its utility.

This delightful home combines spacious living with a prime location, making it an ideal choice for those looking to settle in Thetford.

Don’t miss the chance to make this wonderful property your own.

Measurements

Entrance Hall

Reception Hall - 11' x 8' 11"

Lounge - 18' 2" x 14' 8" max

Kitchen - 11' x 9' 10"

Dining Room - 13' 10" x 12' 9"

Utility - 6' 8" x 6' 8"

Stairs to first floor landing

Bedroom - 14' 7" x 10' 10" plus En-Suite

Bedroom - 14' 3" x 12' 9" plus En-Suite

Bedroom - 14' 9" x 8' 3"

Bathroom - 7' 11" plus shower depth x 6' 8"

Stairs to second floor landing

Bedroom - 18' max x 7' 3" max

Bedroom - 14' 7" max x 8' 5"

Loft Room - 11' 5" max x 11'

Loft Room - 11' x 9' 9"

Agents Note

Council Tax band - E
Breckland

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



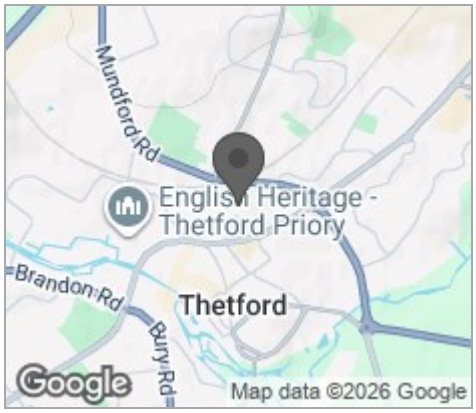










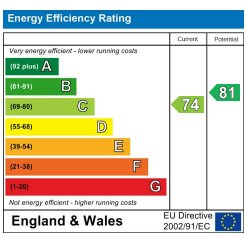


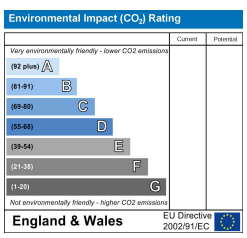


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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