

# 15 Crown House Close - Offers In Excess Of £265,000

Thetford Norfolk IP24 1AJ

**chilterns**

Estate & Letting Agents



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# Offers In Excess Of £265,000

## The Property

Welcome to this very well presented three bedroom end terraced house located in the desirable Crown House Close in Thetford. This property has been thoughtfully modernised by the current vendor, ensuring a contemporary living experience throughout.

Situated at the tip of a cul-de-sac, this family home is just a stone's throw from the town centre, where you will find a variety of amenities right on your doorstep. The bus interchange and railway station are within walking distance, providing excellent transport links for commuters and those wishing to explore the surrounding areas.

The property boasts off road parking for at least two vehicles with a cart lodge and driveway parking. The fully enclosed rear garden is perfect for gardening or simply enjoying the fresh air in privacy.

The current vendor has found their onward purchase, making this an excellent opportunity for prospective buyers. Viewings are highly advised to fully appreciate the quality and location of this delightful home.

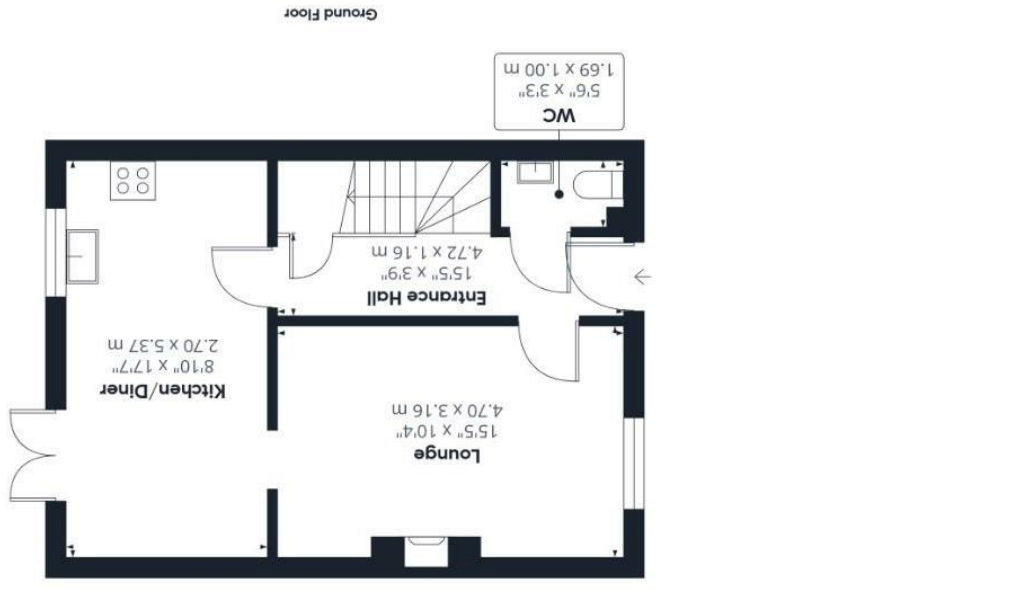
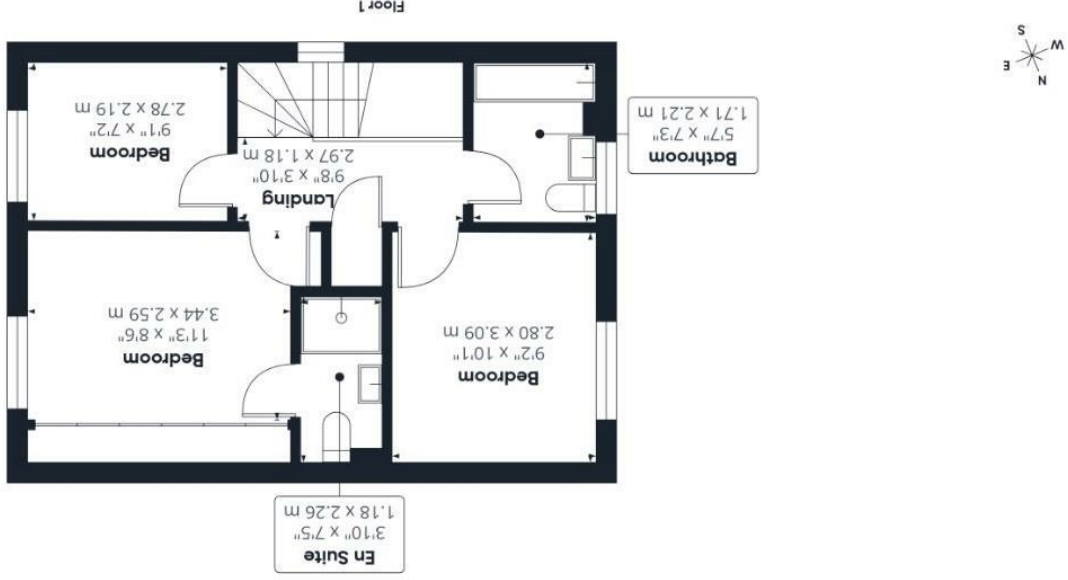
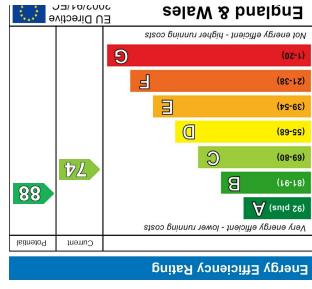
## Features

- TOWN CENTRE LOCATION
- WALKING DISTANCE TO RAILWAY STATION & BUS INTERCHANGE
- ALL LOCAL AMENITIES ON YOUR DOORSTEP
- CUL-DE-SAC POSITION
- VERY WELL PRESENTED MODERN FAMILY HOME
- THREE BEDROOM END TERRACED HOUSE
- DOWNSTAIRS CLOAKROOM
- FULLY ENCLOSED REAR GARDEN
- CART LODGE & OFF ROAD PARKING
- VENDOR HAS FOUND THEIR ONWARD PURCHASE!





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GIRAFFE 360  
 Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

(1) Excluding balconies and terraces

Approximate total area  
 815 ft<sup>2</sup>  
 75.8 m<sup>2</sup>