



Sovereign Way

Thetford, IP24

Offers over £375,000

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Description

This well-proportioned, modern family home was recently constructed (2024) within the popular Kingsfleet development and enjoys excellent transport links via the nearby A11 dual carriageway.

Downstairs you will find a welcoming entrance hall which includes a cloakroom W.C as well as a useful built in storage cupboard and stairs which lead to the first floor landing. There is a lounge to the front of the property and a stunning kitchen/family room to the rear which makes a superb feature in this contemporary home.

The kitchen comprises a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, central island with an electric hob, integrated fridge freezer and dishwasher as well as a built in double oven. There is also a separate utility room which includes an integrated washing machine plus the wall mounted boiler which serves a gas fired central heating system.

Upstairs the house benefits from four bedrooms and includes an en suite to the master bedroom, comprising W.C, wash hand basin and a double shower cubicle. The internal accommodation is concluded by a family bathroom comprising W.C, wash hand basin, bath with shower attachment over and a heated towel rail.

The house includes a garage with an up and over front door as well as convenient, personal side door access from within the rear garden. There is also ample off street parking on a private driveway immediately adjacent the property. The house is well situated within this modern development and just a short walk from a public open space and children's playground which would be ideal for a young family!

Agents Note

There is a maintenance charge of approx £347.13 per annum which is payable to Preim estate management.

Council Tax Band - Breckland, D.

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.

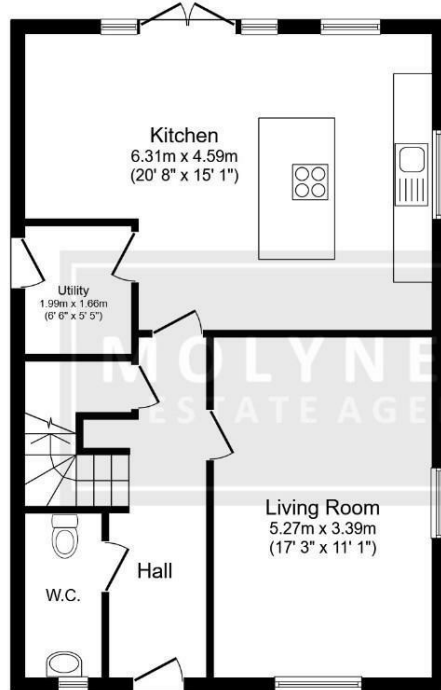
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

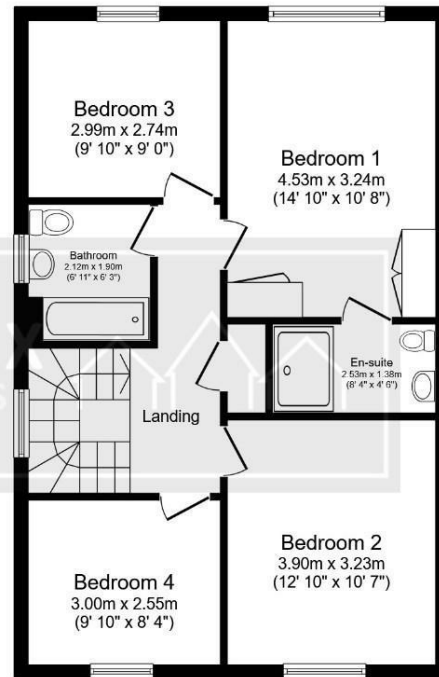
Tel: 01842 818282





Ground Floor

Floor area 62.8 sq.m. (676 sq.ft.)



First Floor

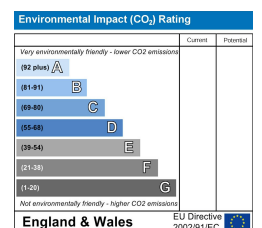
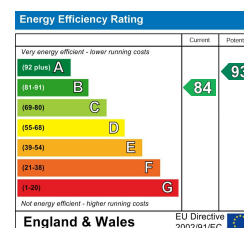
Floor area 62.8 sq.m. (677 sq.ft.)

Total floor area: 125.7 sq.m. (1,353 sq.ft.)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK