19a Norwich Road - £320,000

Thetford IP24 2HT

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£320,000

The Property

This four bedroom detached house has spacious accommodation spread across three floors making it ideal for a growing family, whilst being close to the town centre. Will this home make your viewing shortlist?

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SITUATION LOCATION

Chilterns are pleased to bring this four bedroom three storey family home to the market which is situated within walking distance of the town centre and local amenities. With spacious accommodation on offer spread across three floors, two en suites and off road parking this would make the ideal home for a growing family.

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

ENTRANCE HALL

Doors to all ground floor accommodation, laminate flooring, radiator.

UTILITY ROOM

Fitted base unit with work surfaces over, wall mounted gas boiler, UPVC sealed unit double glazed window to front, laminate flooring, radiator.

Features

- FOUR BEDROOM DETACHED FAMILY HOME
- BUILT IN 2010
- WALKING DISTANCE OF THE TOWN CENTRE
- SPACIOUS ACCOMMODATION ACROSS THREE FLOORS
- CLOSE TO BUS INTERCHANGE AND TRAIN STATION
- ENCLOSED REAR GARDEN
- TWO EN SUITES
- UTILITY ROOM
- OFF ROAD PARKING
- VIEWINGS HIGHLY ADVISED!



















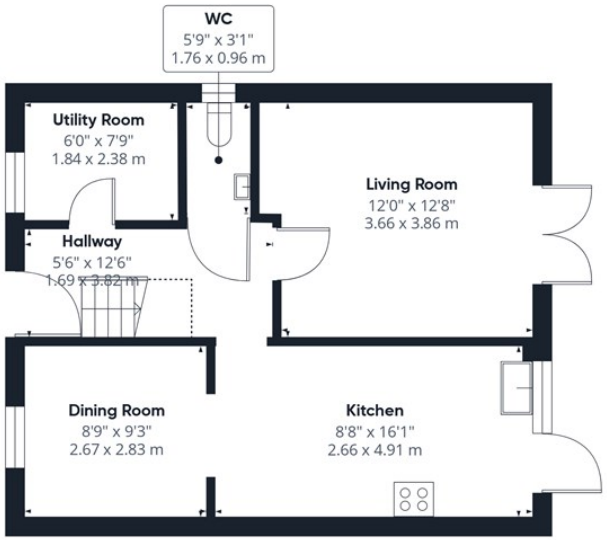




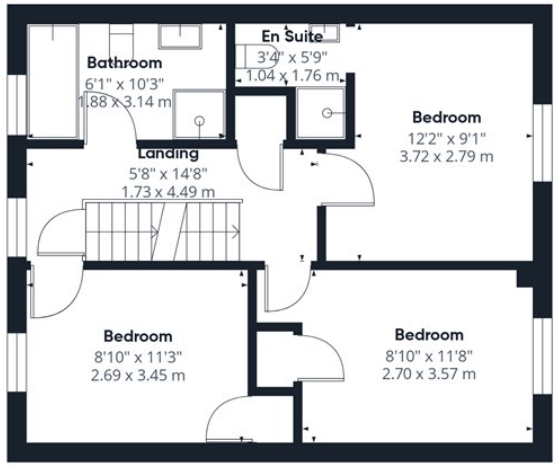




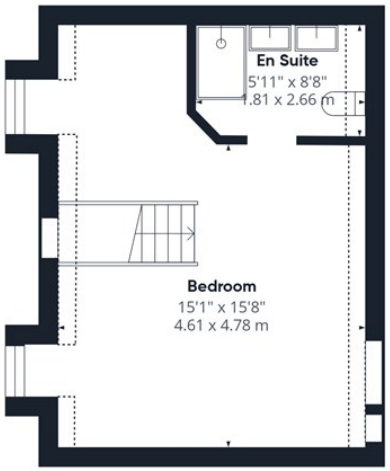
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



Ground Floor



Floor 1



Floor 2

Approximate total area(1)

1350 ft²

125.7 m²

Reduced headroom

40 ft²

3.8 m²

(1) Excluding balconies and terraces

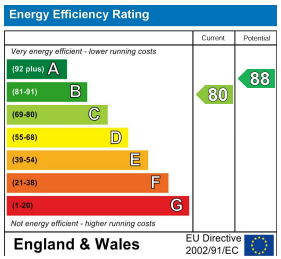
Reduced headroom ..... Below 5 ft/1.5 m

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

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