# 19 Birch Covert - £270,000

Thetford Norfolk IP24 2UL

chilterns

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# £270,000

## The Property

Occupying a pleasant corner plot, this delightful three bedroom link-detached family home is situated on the ever popular Cloverfields development in Thetford.

Beautifully presented throughout, the property offers spacious accommodation, including a downstairs cloakroom, a single garage and driveway parking. A particular highlight is the fully enclosed rear garden, which provides a private outdoor space ideal for children, relaxing or entertaining during the warmer months. Set back from the road, the home also benefits from a low-maintenance front garden, enhancing its kerb appeal with minimal upkeep required.

The location is equally appealing, particularly for those who enjoy the outdoors. River and forest walks are close by, offering easy access to nature, while Tesco superstore is within a short walk for everyday essentials. The A11 is also easily accessible, making commuting to nearby towns and cities straightforward.

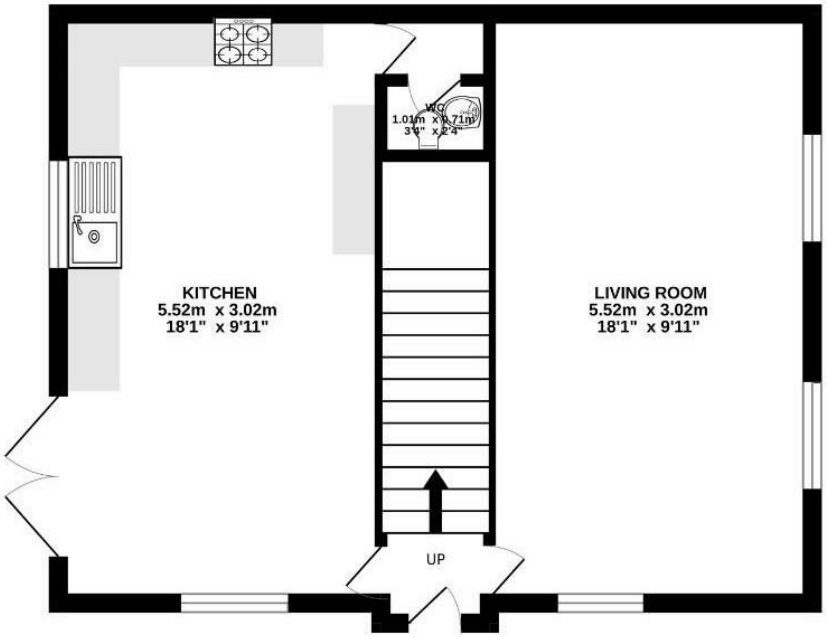
This is a wonderful opportunity for families seeking a comfortable, well-presented home in a convenient and attractive setting. Early viewing is highly recommended.

## Features

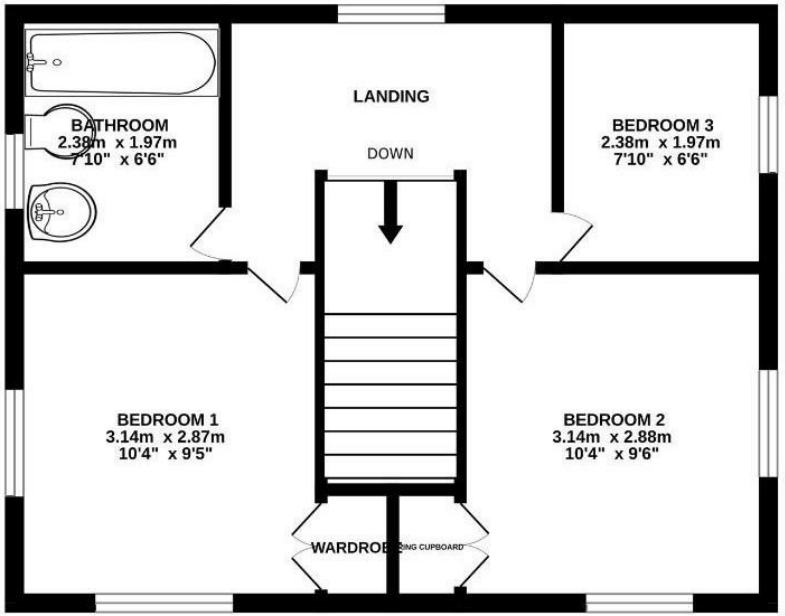
- POPULAR CLOVERFIELDS DEVELOPMENT
- CORNER PLOT POSITION
- RIVER AND FOREST WALKS ON YOUR DOORSTEP
- WITHIN EASY REACH OF A11
- VERY WELL PRESENTED THROUGHOUT
- LINKED DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- FULLY ENCLOSED REAR GARDEN
- SINGLE GARAGE & DRIVEWAY PARKING
- VIEWING ADVISED!

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
39.1 sq.m. (421 sq.ft.) approx.




1ST FLOOR
39.0 sq.m. (419 sq.ft.) approx.




TOTAL FLOOR AREA : 78.1 sq.m. (841 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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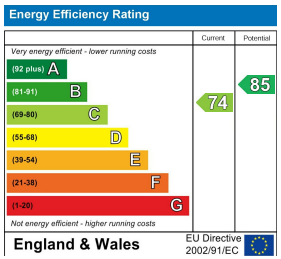


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14 Bridge Street, Thetford, Norfolk, IP24 3AA
T: 01842 754161
E: thetford@chilternsestateagents.co.uk