

oakheart



£270,000

Offers In Excess Of
St. Johns Way, Thetford

Situated in an established residential area of Thetford, this property is conveniently located within reach of local amenities including shops and schools. The town offers road and rail connections, providing access for commuters, while nearby Thetford Forest offers opportunities for walking and outdoor activities.

As you enter the property, you are welcomed by a hallway providing a practical space for coats and shoes, along with access to the ground floor cloakroom and stairs to the first floor. The spacious lounge is positioned at the front of the property and benefits from a large window allowing plenty of natural light.

To the rear, the kitchen/diner offers a range of units with space for appliances and a dining table. There is a window overlooking the rear and French doors leading to the garden. Off the kitchen/diner is a versatile area which the current owners are using as an office, but could be adapted to suit a range of uses if required.

Upstairs, a light and airy landing leads to the first floor accommodation. The principal bedroom is positioned to the rear, with two further bedrooms to the front. All three bedrooms benefit from built-in wardrobes and are served by a family bathroom to the rear which is fitted with a white bathroom suite.

Externally, the rear garden is mainly laid to lawn with a covered patio area, creating a practical outdoor space suited to families. There is space for children's play equipment and seating, while the layout offers a manageable and functional setting for day to day use as well as outdoor dining.

The property features a generous attached garage to the side, providing useful storage space, whilst a block paved driveway to the front provides parking for three to four cars and also benefits from an EV charging point.

In our opinion, this well presented property would make a great home for modern family life.











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GLATM
 96.75 m²
 1041.4 ft²

Total
 125.1 m²
 1346.6 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:
Breckland

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Bury St Edmunds
 01284 331077
 bury@oakheart.co.uk
 8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

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