



Fairfields, Thetford - IP24 1LB



Fairfields

Thetford

Situated in a quiet CUL-DE-SAC setting, this impressive END OF TERRACE HOUSE has been EXTENDED and IMPROVED, offering over 1,260 sq. ft (stms) with the potential to REMODEL and MODERNISE (stp). Located within WALKING DISTANCE to LOCAL AMENITIES including schools, Leisure Centre, Post Office, shops, pharmacy and bus routes. The accommodation opens to an ENCLOSED PORCH ENTRANCE offering access to the GARAGE and downstairs W.C with stairs rising. To the right, the 21' dual aspect SITTING ROOM leads to the extended GARDEN ROOM / STUDY and CONSERVATORY with the fully fitted KITCHEN and DINING ROOM adjacent. Upstairs, FOUR BEDROOMS can be found from the landing serviced by a SHOWER ROOM located centrally.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- End of Terrace House
- Extended & Improved
- Scope to Remodel & Modernise (stp)
- Quiet Cul-De-Sac Setting
- In Excess of 1,260 Sq. Ft (stms)
- Three Reception Rooms
- Four Bedrooms
- Garage & Driveway Parking

The popular market town of Thetford offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 30 miles South West of Norwich, Thetford is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads as well as Cambridge within easy reach in under an hour by car. Easily accessible by car, you will find nearby market towns of Watton and Dereham both within fewer than 10 miles. There are public transport/rail links to all major airports and Central London at both Thetford and Norwich with Thetford located just off the main A11.

SETTING THE SCENE

Set back from the road and offering a generous paved driveway to the front of the garage, flanked by a patio walkway leading to the main entrance and a shingle garden and laid lawn with mature shrubs.



THE GRAND TOUR

Stepping inside, the welcoming enclosed porch offers integral storage for coats and shoes, leading into the hallway, with tiled flooring underfoot for ease of maintenance and further storage space, opening to all the ground floor accommodation with garage access to the left and conveniently located W.C adjacent. Straight ahead, stairs rise to the first floor with the 21' sitting room to the right, this expansive space is light and bright enjoying a dual aspect with uPVC double glazed windows. Fitted carpet can be found beneath and two large radiators found at either end. The extended garden room / study is located at the back of the property offering generous integral storage and large sliding patio doors opening to the garden. The adjacent conservatory offers further sliding doors and ample space for seating to enjoy the warmer months, with tiled flooring underfoot continuing to the kitchen and dining room. With plenty of space for formal dining and a fully fitted kitchen with an array of floor and wall base units arranged in a U-shape configuration providing plenty of storage, fitted oven, hob and extractor can also be found with under counter storage for white goods.

Ascending the stairs to the carpeted first floor landing, a loft access to boarded loft can be found above with doors opening to four bedrooms. With three double rooms and a fourth currently used as a study space. Completing the accommodation, the family shower room offers a four piece suite, currently configured with two glass enclosed shower cubicles but could be easily be replaced with a bath and shower and a useful wall mounted electric heated towel rail.

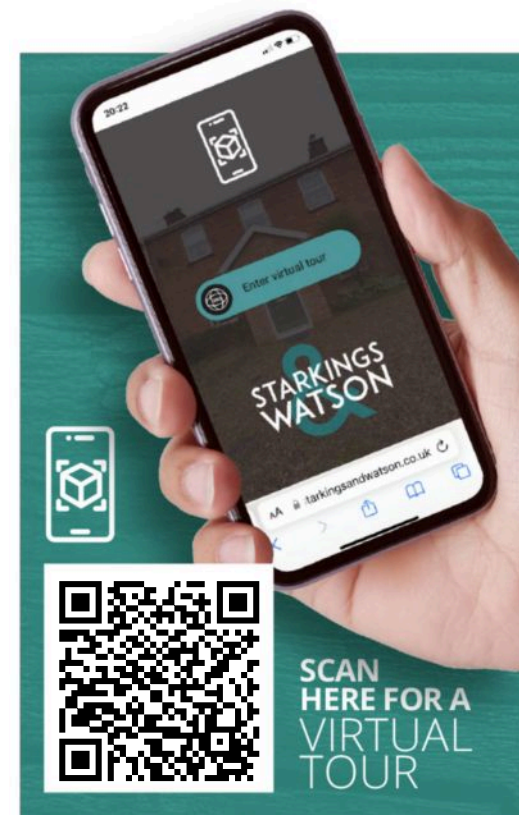
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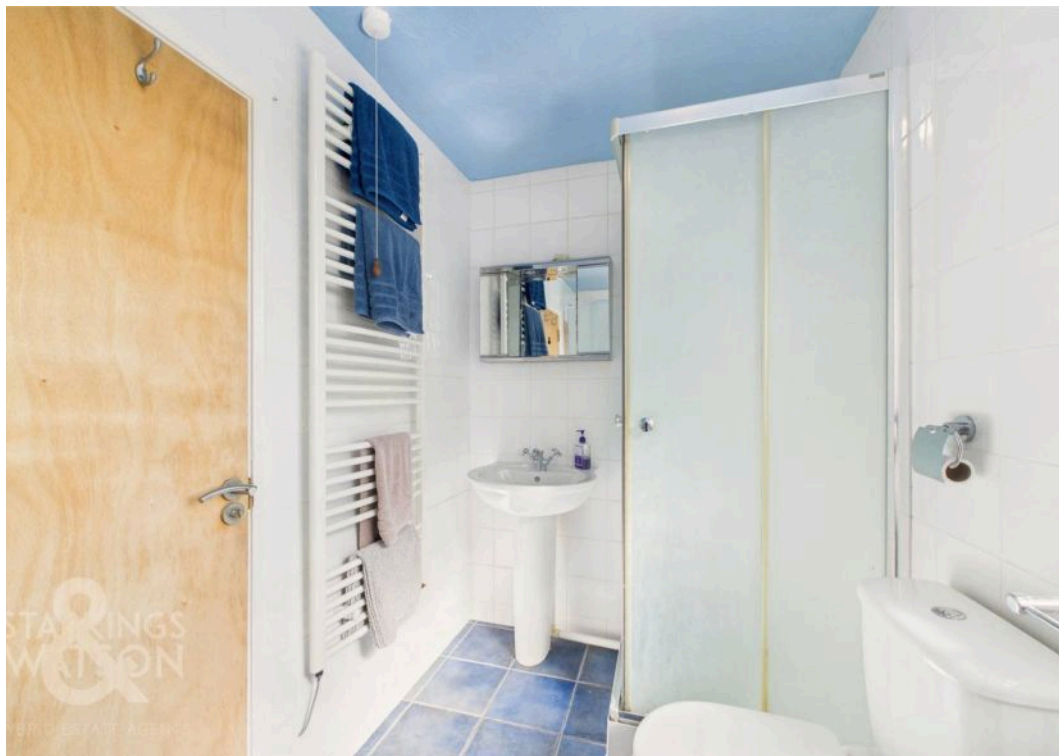
Postcode : IP24 1LB

What3Words : ///sobered.cemented.stupidly

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



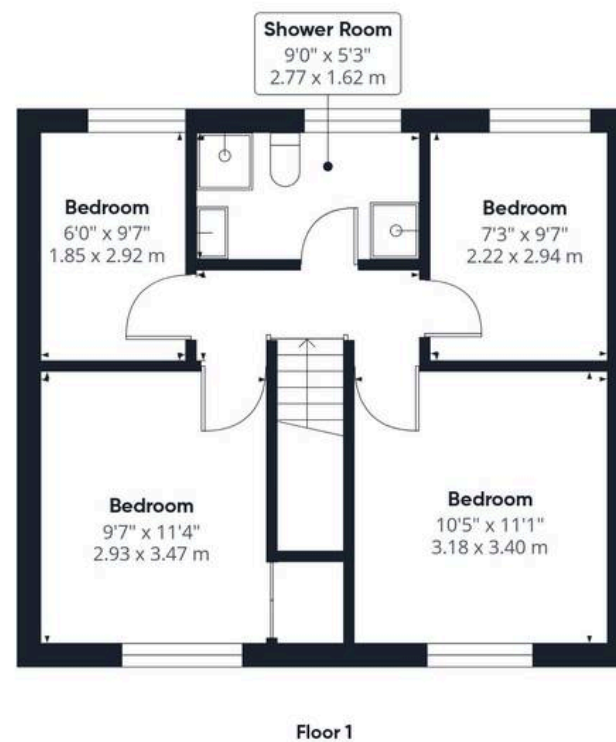




THE GREAT OUTDOORS

Stepping outside, a flagstone pathway borders the property, leading down a side passageway to the front garden. This private space is predominantly a raised lawn, enclosed by a timber fence, and features two large storage sheds at the far end, flanked by well-established shrub gardens.





Approximate total area⁽¹⁾

1269 ft²
117.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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