

A wide-angle photograph of a single-story brick house with a brown tiled roof. On the left, there is a white garage door. The house has several windows and a central entrance with a glass door. The house is surrounded by a large, well-maintained lawn and several mature trees, including tall evergreens and deciduous trees. The sky is blue with scattered white clouds. The overall scene is peaceful and suburban.

THE STORY OF

2 Aluetia Gardens

Thetford, Norfolk

SOWERBYS



THE STORY OF

2 Aluetia Gardens

Thetford, Norfolk
IP24 2SP

No Chain

Plot of Approximately a 0.71 Acres (STMS)

Private and Gated Development

Two Spacious Reception Rooms

Potential to Extend, Subject to Relevant Planning

Wealth of Potential to Improve

Double Garage

Close to Amenities

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com

Set within an exclusive private, gated development on the outskirts of Thetford, Aleutia Gardens presents a rare opportunity to acquire a spacious, single-storey home on a generous plot of approximately 0.71 acres (STMS). This property combines privacy, potential, and convenience - positioned in a quiet setting yet within easy reach of the town's amenities and transport links.

The home offers a well-balanced layout, with two large reception rooms which create natural zones for family living, dining, and entertaining. The sitting room is particularly impressive, with expansive proportions and direct access to the garden, making it an ideal space for gatherings or quieter moments while overlooking the outdoors. A separate dining area flows from the central living space, allowing for both formal and informal occasions.

The layout supports a flexible lifestyle, with four bedrooms and three bathrooms, including an en-suite to the principal bedroom. A dedicated study provides valuable space for home working, while the utility room and ample built-in storage keep the practical aspects of everyday life well managed.

While the home is immediately liveable, it offers clear potential for improvement and updating - either cosmetically or more extensively through reconfiguration or extension (subject to the necessary permissions). Whether you're looking to create a modern open-plan hub, enhance the connection to the garden, or increase the footprint, this property gives you the space and scope to do so.





Externally, the grounds are a key feature. The large plot offers plenty of outdoor space for families, gardening enthusiasts, or those simply seeking a sense of space and seclusion. The setting is peaceful and private, with established boundaries and mature trees, providing both tranquillity and security. A substantial double garage and generous driveway offer ample parking and storage.

Aleutia Gardens is positioned within easy reach of Thetford's schools, shops, and train station, making it well suited to both families and downsizers looking for ease of access without compromising on privacy or lifestyle. The combination of size, setting, and potential is rare - and will appeal to buyers who value opportunity as much as location.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2025 | www.houseviz.com

Thetford

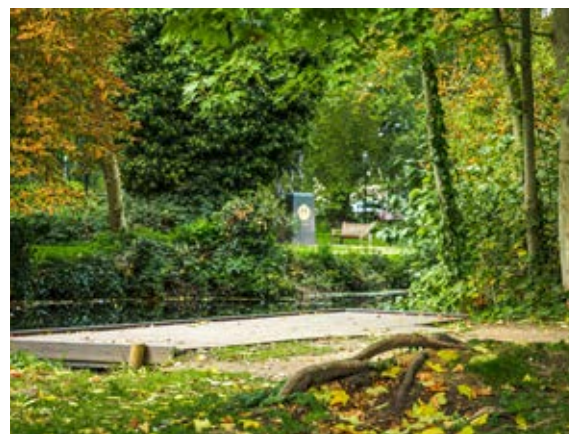
PINING FOR
OPEN SPACES?

Thetford is a historic and sought-after market town, once the ancient capital of East Anglia and rich with heritage dating back thousands of years. Its fascinating history includes being a royal residence in the Anglo-Saxon period, and today its streets still echo with that legacy—home to the ruins of Thetford Priory, a 15th-century bridge, and the impressive statue of Boudica, the legendary warrior queen who was born nearby.

Modern-day Thetford offers excellent connectivity, with trains running twice hourly to Norwich and London, and hourly to Cambridge and Peterborough. The A11 makes for easy journeys by car to Bury St Edmunds (15 miles) and Norwich (25 miles), while the dual carriageway links to the A14 for Cambridge and Newmarket.

Residents enjoy a wide range of amenities, including good schools, a twice-weekly market, and access to nature on their doorstep. Thetford Forest is just minutes away, a haven for wildlife with endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.

Norwich, just over 30 minutes away, adds further appeal with its vibrant culture, medieval streets and independent spirit—ideal for days out. But it's Thetford's unique position in East Anglian history, combined with its community feel and surrounding countryside, that truly make it a special place to call home.



Note from Sowerbys



“You’re well-located to enjoy Thetford Forest - ideal for a day out with all the family.”



SERVICES CONNECTED

Mains water, electricity and gas. Septic tank drainage and gas-fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 0390-2553-2410-2324-5251

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///squares.ramble.denim

AGENT'S NOTE

Some rooms have been virtually staged to illustrate how the spaces could look once furnished.

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

