



Jackson & Co



## Rosecroft Way

Thetford, IP24 2XW

Guide Price £390,000

Recently updated four bedroom detached home, boasting generous living spaces, including a living room, conservatory, well-appointed kitchen and dining area, enhanced by stunning bifolding doors leading to a large, landscaped rear garden.





# Property Features

- Recently updated four-bedroom detached house
- Stunning landscaped gardens and extensive driveway with a double garage
- Spacious living areas, including a living room, dining room, and bright conservatory
- Modern kitchen featuring stone worktops and built in ovens with gas hob
- Four well-proportioned bedrooms, perfect for families or guests
- Bifolding doors creating a seamless transition to outdoor living
- Great location with easy access to Thetford town centre and major trunk roads
- uPVC double glazing & Gas central heating

## FULL DESCRIPTION

This home enjoys an ideal location with easy access to the town centre and major trunk roads, making commuting straightforward. Residents will appreciate the nearby amenities, offering a delightful mix of shops, parks, and schools, all within reach.

Upon entering the ground floor, you are greeted by an inviting entrance hall that leads you to a spacious living room. The media wall is a contemporary touch, while the double doors offer a seamless transition to the conservatory, filling the space with natural light. Adjacent is the dining

area, which benefits from bifolding doors that open onto the exquisitely landscaped garden. The modern kitchen is equipped with stone worktops benefitting from inset sink with mixer tap over, integrated double oven, gas hob and extractor over, furthermore there are spaces and plumbing for washing machine, dryer and fridge freezer. A convenient WC is accessible from the hallway, adding practicality to the layout.

The first floor is accessed by stairs with stepped lighting, leading to the landing featuring four well-proportioned bedrooms. Each bedroom offers generous space and potential for personalisation, catering to a variety of needs, whether for children's rooms, guest accommodations, or a home office. The updated bathroom features both a bath and shower over, accompanied by a large sink unit and WC, designed for comfort and convenience.

Outside, the property showcases beautifully landscaped gardens that create a stunning first impression. The drive offers ample parking for up to six cars alongside a double garage, providing both space and storage. The garden features separate decked and patioed areas that bask in sunlight, perfect for outdoor dining or relaxation. A large, fenced-off section of the garden awaits your own personal touch for greater enjoyment of the outdoor space.

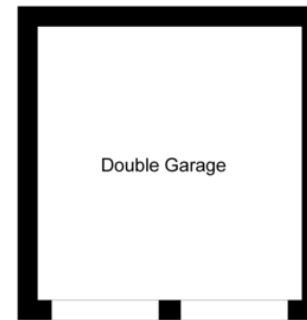
Tenure: Freehold  
Council Tax Band: D – Breckland  
Services: Mains Gas, Water & Electric



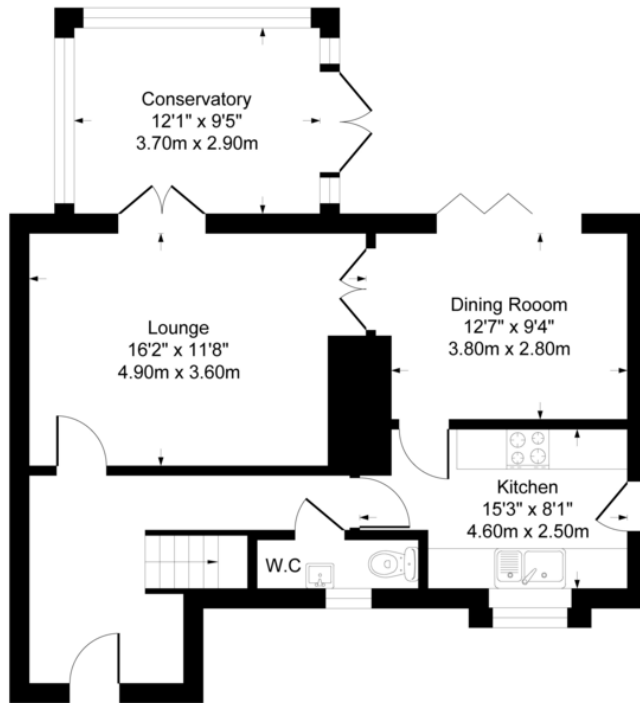




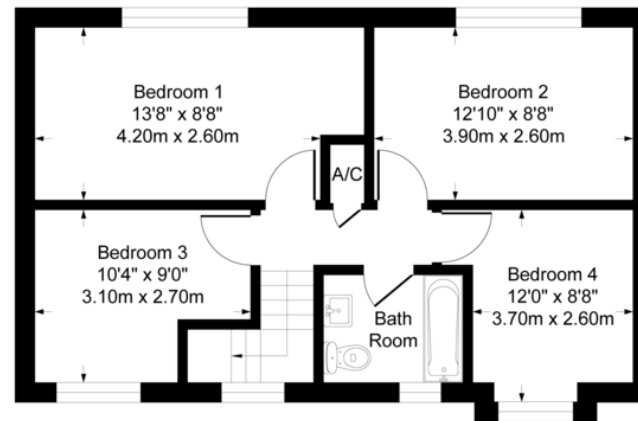
**Approximate Gross Internal Area  
1205 sq ft - 112 sq m**



Garage



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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