



ANNA SEWELL CLOSE
THETFORD, IP24 1TN

OIEO £195,000
FREEHOLD

Chilterns

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A spacious and extremely well presented mid-terraced house situated on the established and popular Ladies Estate located on the northern side of the town and in the Drake Primary School catchment area.

General

Chilterns are pleased to offer this well presented and spacious three bedroom family home which is positioned at the end of a cul-de-sac and is located on this popular residential development to the northern side of the town. The property benefits from having UPVC sealed unit double glazing, gas fired central heating and a viewing is highly recommended.

Description

Services: All mains services are believed to be connected to the property.

Local Authority: Breckland District Council

Council Tax: B - £1,685





SITUATION LOCATION

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities.

ENTRANCE PORCH Double glazed door to front, laminate wood floor.

LOUNGE Laminate wood flooring, radiator, double glazed window to front.

KITCHEN / DINER Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating a one and a half bowl sink unit with mixer tap over, free standing gas range cooker with extractor canopy over, space for washing machine and large fridge freezer, radiator, ceramic tiled flooring, under stairs storage cupboard, double glazed window to front.





REAR HALLWAY With door leading to back garden and giving access to:

CLOAKROOM Two piece suite comprising; low level WC, wash basin.

LANDING Fitted carpet, access to loft space, airing cupboard.

BEDROOM ONE Built in double wardrobe with hanging space, double glazed window to rear, fitted carpet, radiator.

BEDROOM TWO Built in cupboard, double glazed window to front, fitted carpet, radiator.

BEDROOM THREE Single built in wardrobe, double glazed window to front, fitted carpet, radiator.

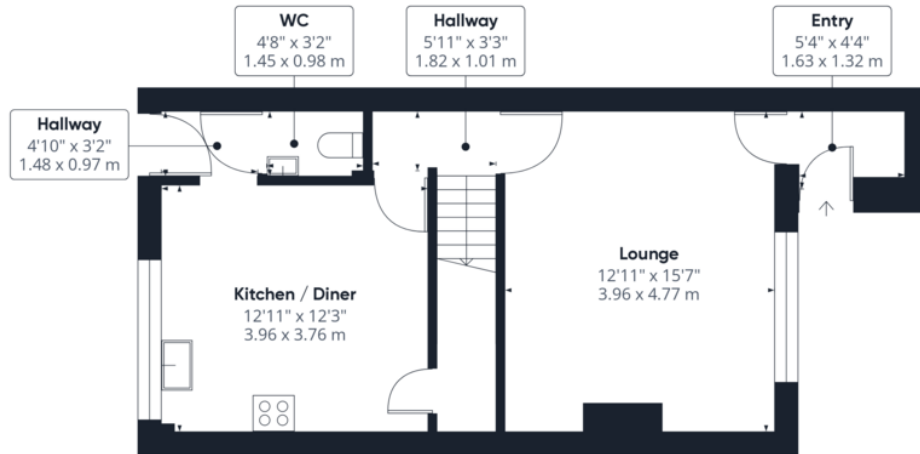
BATHROOM Three piece suite comprising; low level WC, vanity wash basin, panelled bath with shower over and shower screen, tiled walls, vinyl floor covering, double glazed window to rear.

OUTSIDE The front garden is mainly laid to lawn and is enclosed by a picket fence with outside storage cupboard. Solar panels are owned outright by the vendors.

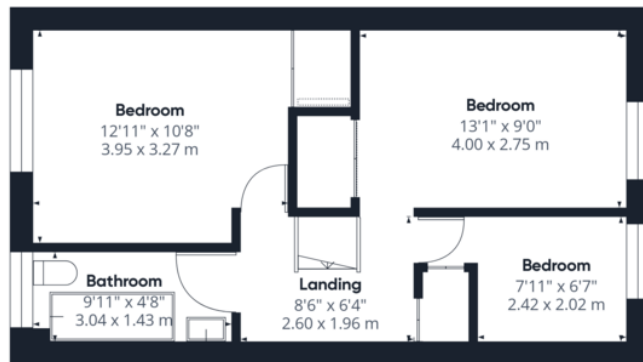
The enclosed rear garden has a paved patio area and a deck, grass area, timber shed (measuring 10ft x 6ft).







Ground Floor



Floor 1

Approximate total area^m
904.37 ft²
84.02 m²

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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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