



ELIZABETH WATLING CLOSE
THETFORD, IP24 1TP

OIEO £210,000
FREEHOLD

Chilterns

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This three bedroom mid terraced home is ideally situated within walking distance of local schools and would make an ideal family home.

General

Chilterns are pleased to bring this three bedroom mid terraced home to the market which is situated on the popular Ladies estate development. The property benefits from being within walking distance of both primary and secondary schools, a newly refurbished four piece bathroom suite and a conservatory addition.

Description

Local Authority: Breckland District Council

Council Tax: B - £1,771





Hotpoint

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. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

ENTRANCE PORCH UPVC sealed unit double glazed entrance porch, laminate flooring, UPVC sealed unit double glazed entrance door.

ENTRANCE HALL Access to ground floor accommodation, under stairs storage cupboard, fitted carpet, radiator.

WC Fitted two piece suite comprising; WC, hand basin, tiled flooring, tiled walls, UPVC sealed unit double glazed window to front.

LOUNGE / DINER Dual aspect room with UPVC sealed unit double glazed window to front and UPVC sealed unit double glazed sliding patio door to conservatory, fitted carpet, radiator.





KITCHEN Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating one and a half bowl sink unit with mixer tap over, space and plumbing for washing machine, space for fridge freezer, gas hob with extractor fan over, electric oven and grill, UPVC sealed unit double glazed window to rear and door to conservatory, vinyl flooring, radiator.

CONSERVATORY 'P' shaped conservatory situated on a dwarf brick base with polycarbonate roof and sealed unit double glazed windows to rear and sealed unit double glazed French style patio doors to rear.

LANDING Access to all first floor accommodation, fitted carpet, access to loft space, airing cupboard housing gas boiler with radiator.

BEDROOM ONE UPVC sealed unit double glazed window to rear, built in wardrobe cupboard, fitted carpet, radiator.

BEDROOM TWO UPVC sealed unit double glazed window to rear, built in wardrobe cupboard, fitted carpet, radiator.

BEDROOM THREE UPVC sealed unit double glazed window to front, fitted carpet, radiator.

BATHROOM Fitted four piece suite comprising; WC, panelled bath, walk-in shower with rain fall shower over, hand basin, tiled flooring, fully tiled walls, UPVC sealed unit double glazed window to front, spotlighting, extractor fan, heated towel rail.

OUTSIDE The front of the property is mainly laid to patio and enclosed by hedging and gate.

The rear garden is mainly laid to patio for ease of maintenance. There is a timber garden shed and the rear is fully enclosed by wooden fencing with rear access gate.

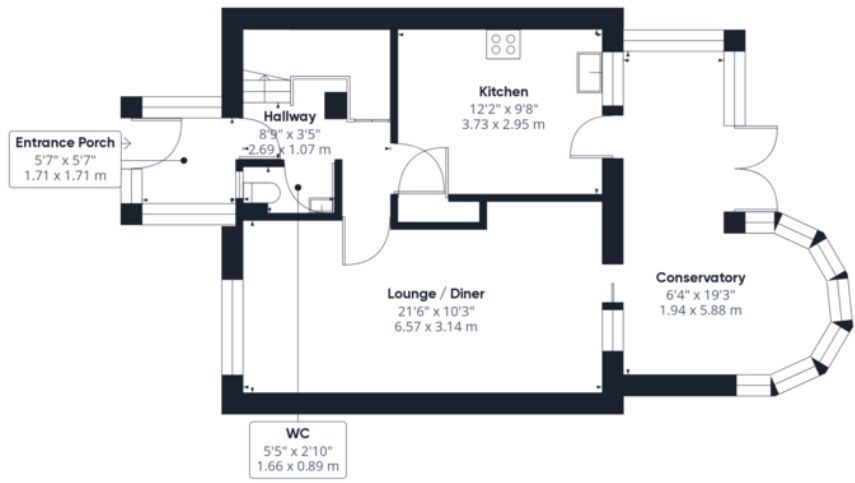
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC C.

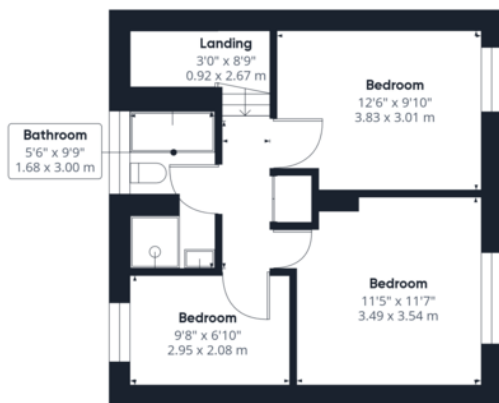
COUNCIL TAX Band B.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1068.01 ft²
99.22 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.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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