



GEORGE ROAD

THETFORD, IP24 2UD

£375,000

FREEHOLD

Chilterns

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Are you searching for a four bedroom detached property in a cul-de-sac position on the popular Cloverfields development? This home boasts versatile downstairs space, two en-suites and a tandem garage with parking!

General

Chilterns are pleased to launch this four bedroom detached home to the market which is situated within a cul-de-sac position on the popular Cloverfields development. The property boasts, two en-suites, three reception rooms, garage and off-road parking and a viewing is highly recommended.

Description

Local Authority: Breckland District Council

Council Tax: D - £2,278





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 HALL Composite entrance door to front, radiator, wood effect LVT flooring, doors to ground floor accommodation.

STUDY Wood effect LVT flooring, sealed unit double glazed window to front, under stairs storage cupboard, radiator.

WC Fitted two piece suite comprising; WC, wash basin, extractor fan, radiator.

LOUNGE Gas fire with hearth, sealed unit double glazed window to front, wood effect LVT flooring, two radiators, doors to:

DINING ROOM Sealed unit double glazed sliding patio doors to rear, wood effect LVT flooring radiator, door to kitchen.





KITCHEN Refitted with a range of high gloss base and wall mounted kitchen units with marble effect work surfaces over incorporating sink unit with mixer tap over, tiled flooring, tiled splash backs, integrated dishwasher, washing machine, tumble dryer and fridge freezer, space for range oven, Bosch extractor fan, integrated Bosch microwave, cupboard housing gas boiler, sealed unit double glazed window and door to rear, radiator.

LANDING Fitted carpet, doors to all first floor accommodation, access to loft space, airing cupboard housing hot water cylinder.

BEDROOM ONE Fitted wardrobes cupboards with shelf and hanging space, fitted carpet, sealed unit double glazed window to front, radiator. Door to:

EN SUITE Three piece suite comprising; WC, pedestal wash basin, shower cubicle with shower over, tiled flooring, sealed unit double glazed window to front, tiled walls, heated towel rail, extractor fan.

BEDROOM TWO Wardrobe cupboard with shelf and hanging space, sealed unit double glazed window to rear, fitted carpet, radiator. Door to:

EN SUITE Three piece suite comprising, WC, pedestal wash basin, shower cubicle with shower over, vinyl flooring, extractor fan, sealed unit double glazed window to side, radiator.

BEDROOM THREE Fitted carpet, sealed unit double glazed window to rear, radiator.

BEDROOM FOUR Fitted carpet, sealed unit double glazed window to front, radiator.

BATHROOM Three piece suite comprising; WC, panelled bath with shower attachment, pedestal wash basin, tiled walls, tiled flooring, sealed unit double glazed window to rear, extractor fan, radiator.

OUTSIDE To the front the property has block paved brick weave parking area and parking in front of the garage.

To the rear the garden is mainly lead to artificial grass with paved patio areas and timber deck seating area, The rear is fully enclosed by wooden fencing with side access gate.

GARAGE Tandem length garage which has been partly converted into a gym with the front of the garage remaining as storage. Light and power.

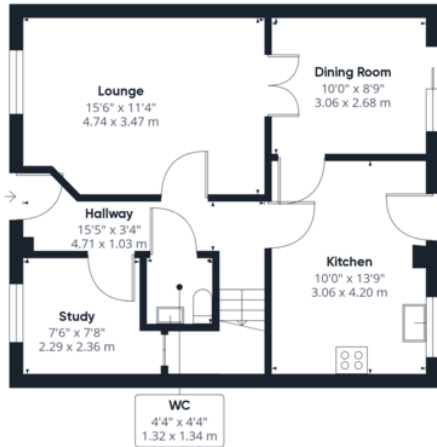
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC C.

COUNCIL TAX Band D.







Ground Floor Building 1



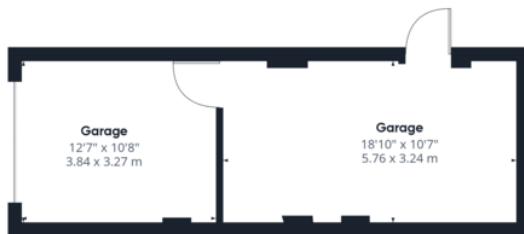
Floor 1 Building 1

Approximate total area¹
 1464.9 ft²
 136.09 m²

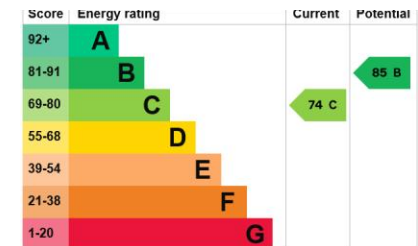
(1) Excluding balconies and terraces

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



Ground Floor Building 2



Chilterns



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