



OLD BURY ROAD
THETFORD, IP24 3AL

OIEO £360,000
FREEHOLD

Chilterns

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A charming refurbished Grade II Listed end terraced Georgian house with stunning kitchen and bathroom suites, situated in the heart of the town.

General

Chilterns are pleased to offer this exceptionally well presented three bedroom Grade II listed Georgian house which is located within the heart of Thetford. The property benefits from beautiful original Georgian features, en suite to bedroom one, basement cellar and fully enclosed courtyard garden.

Old Bury Road is a no-through road and the property is situated at the end of a small terrace of three grey brick/flint faced houses and has been fully refurbished. The property is located in a conservation area.

Description

Local Authority: Breckland District Council

Council Tax: C - £2024





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 Refurbished original front door to front, plaster Georgian ceiling rose & cornice, original staircase leading to first floor landing, doors to all ground floor accommodation and basement, feature arch window to rear, Fired Earth tiled flooring with underfloor heating.

LOUNGE Stovax wood burner, plaster Georgian ceiling rose & cornice, door to rear courtyard, refurbished sash window to front (including draft-proofing), original window shutters, parquet porcelain tiled floor with underfloor heating.

DINING ROOM Built in wall cupboard and double drinks cabinet with marble worktops over, plaster Georgian ceiling rose & cornice, refurbished sash window to front (including draft-proofing), original window shutters, parquet porcelain tiled floor with underfloor heating.

CLOAKROOM Two piece Burlington suite comprising; high level WC with ceramic cistern and sink with chrome fittings, Fired Earth floor tiles with underfloor heating.





KITCHEN Base and wall mounted units with marble worktops over, inset Abode composite undercounter sink, Neff appliances including induction hob, twin oven, chimney hood, integrated dishwasher & washing machine, Electrolux fridge/freezer, walk in larder with LED strip lighting, door to rear courtyard, window to rear, plinth heater, porcelain tiled flooring.

FAMILY ROOM / BASEMENT Fully tanked cellar with ventilation system, window to rear courtyard, Fire Earth tiled hearth, fitted carpet, contemporary style vertical radiator.

LANDING Access to loft space, doors to first floor accommodation, plaster Georgian ceiling rose and cornice, refurbished sash window to rear (including draft-proofing), fitted carpet.

BEDROOM ONE Bedside lighting pendants, plaster Georgian ceiling rose and cornice, refurbished sash window to front (including draft-proofing), fitted carpet, radiator.

EN SUITE Burlington suite comprising; mid level cistern WC, vanity sink unit with Carrara marble basin, walk in shower with airburst shower head, Fired Earth tiles and frosted glass screen, ventilation system, refurbished sash window to rear (including draft-proofing), Fired Earth tiled floor with underfloor heating, heated towel rail.

BEDROOM TWO Bedside lighting pendants, airing cupboard housing Worcester Bosch pressurised cylinder, plaster Georgian ceiling rose and cornice, refurbished sash window to front (including draft-proofing), fitted carpet, radiator.

BATHROOM Standalone bath with mixer taps, basin with Carrara marble sink and vanity unit, mid-level cistern WC and double shower with frosted glass screen and Burlington fittings throughout with a Fired Earth tiled floor and underfloor heating. Two new double-glazed windows in a Georgian style. Inset alcoves with additional lighting. Ventilation system and heated towel rail.

OUTSIDE The front of the property is mainly laid to shingle with several rose bushes and is enclosed by a refurbished iron fence and gate. The Fired Earth tiled pathway leads to the restored front entrance door, with a traditional bell pull.

To the rear of the property is a landscaped south/west facing courtyard garden and a good-sized shed with power and light. Planted with beautiful shrubs and trees the entire garden is enclosed by tall brick/flint walls with a side pedestrian access gate. There is a power supply, an outside tap and the entire courtyard has lighting installed.

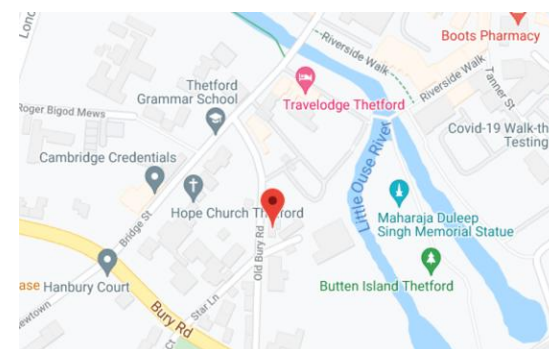
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC not required.

COUNCIL TAX Band C.







Chilterns



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