



CUTHBERT CLOSE

THETFORD, IP24 2UE

OIEO £260,000

FREEHOLD

Chilterns

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THETFORD, IP24 2UE

Chilterns

This four bedroom link detached home is situated at the end of a cul-de-sac on the popular Cloverfields development and a viewing is highly recommended to appreciate the space on offer!

General

Chilterns are pleased to bring this four bedroom link detached home to the market which is situated on the popular Cloverfields development. The property benefits from garage and off-road parking, a newly fitted kitchen, en-suite to bedroom one and downstairs WC.

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 Door to WC and lounge, laminate wood flooring, sealed unit entrance door to front.

WC Two piece suite comprising; WC, pedestal wash basin, wood flooring, half tiled walls, radiator.

LOUNGE Sealed unit double glazed window to front, laminate wood flooring, two radiators, electric fire with hearth, under stairs storage cupboard.





KITCHEN/DINER Fitted with a range of base and wall mounted kitchen units with stainless steel sink unit, space and plumbing for washing machine, integrated slimline dishwasher, electric oven and integrated microwave, induction hob with extractor over, tiled splash backs. Space for tall standing fridge freezer, sealed unit double glazed window to rear and sealed unit double glazed french style doors to rear garden, radiator, tiled flooring, cupboard housing gas boiler.

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

BEDROOM ONE Wardrobe cupboard, fitted carpet, sealed unit double glazed window to front, radiator, access to loft space. Door to:

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

BEDROOM TWO Sealed unit double glazed window to front, fitted carpet, radiator.

BEDROOM THREE Sealed unit double glazed window to rear, wardrobe cupboard, fitted carpet, radiator.

BEDROOM FOUR Sealed unit double glazed window to rear, fitted carpet, radiator.

BATHROOM Three piece suite comprising; WC, pedestal wash basin, panelled bath with shower over, vinyl flooring, extractor fan, radiator.

OUTSIDE To the front there is a parking space in front of the garage. Garage has up and over door.

To the rear, there is a paved patio area with shrub borders. The remainder is laid to lawn and a shingled garden area with timber shed. There is a side access gate and the rear is fully enclosed by wooden fencing.

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

EPC EPC TBC.

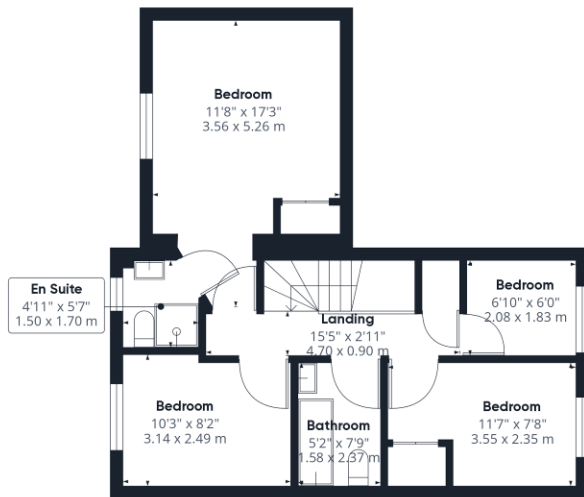
COUNCIL TAX Band C.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

895.71 ft²
83.21 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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chilterns



14 Bridge Street, Thetford, Norfolk, IP24 3AA
 T: 01842 754161 | F: 01842 762900
 E: thetford@chilterns.co
www.chilterns.co