



Chilterns
For Sale
Thetford Office
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www.chilterns.co.uk

BETJEMAN CLOSE
THETFORD, IP24 1HW

OIEO £220,000
FREEHOLD

Chilterns

BETJEMAN CLOSE

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Chilterns

This three bedroom semi-detached property is situated on the popular Woodlands development and within walking distance of local schools. We are offering this property on a chain free basis, could this make your ideal family home?

General

Chilterns are pleased to bring this three bedroom semi-detached home to the market which is situated on the popular Woodlands development. The property is within walking distance of local schools and benefits from a downstairs WC, garage and off-road parking and also being offered to the market chain free.

Description

Local Authority: Breckland District Council

Council Tax: B - £1,771





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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).

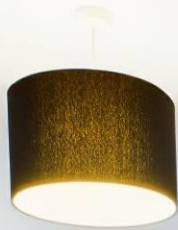
ENTRANCE HALL Part glazed entrance door, radiator and stairs to first floor, Karndean flooring.

LOUNGE Fireplace with surround and inset gas flame fire, radiator, TV point, double glazed window to front, Karndean flooring.

DINING ROOM Under stairs storage cupboard, radiator, sealed unit double glazed French doors leading to the garden, Karndean flooring.

KITCHEN Fitted with a range of base and wall mounted kitchen units with rolled edge work surfaces incorporating sink unit and mixer taps. Gas hob with extractor fan, integrated electric oven, space and plumbing for washing machine, tiled splash backs, sealed unit double glazed window to rear, laminate wood flooring.





WC Two piece suite comprising; WC, pedestal wash basin, radiator, sealed unit double glazed window to side, laminate wood flooring.

LANDING Doors to all first floor accommodation, access to loft space, airing cupboard, fitted carpet, radiator.

BEDROOM ONE Three built in wardrobes, TV point, sealed unit double glazed window to front, fitted carpet, radiator.

EN SUITE Three piece suite comprising; WC, pedestal wash basin, double shower cubicle with shower over, tiled walls, shaver point, extractor fan, sealed unit double glazed window to side, laminate wood flooring, radiator.

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

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

BATHROOM Three piece suite comprising; WC, pedestal wash basin, panelled bath, vinyl flooring, shaver point, extractor fan, sealed unit double glazed window to front, radiator.

OUTSIDE The enclosed rear garden is mainly laid to shingle and backing on to a local field.

To the front of the property there is a tarmac driveway, which leads to the garage with an up and over door with light and power. A personal door gives access from the garage into the rear garden.

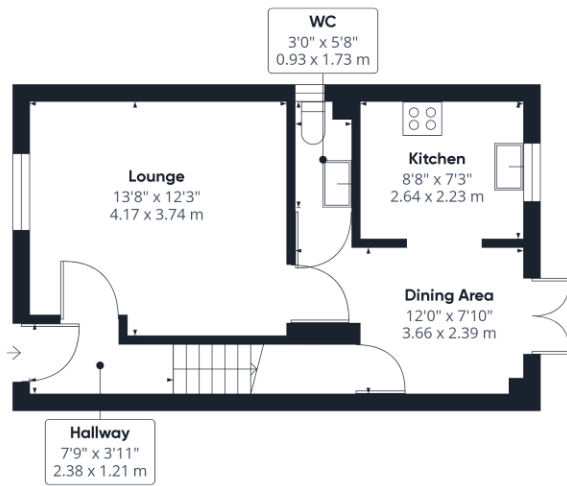
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC C.

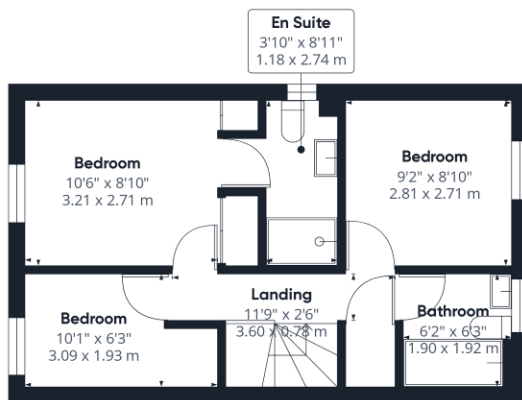
COUNCIL TAX Band B.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

754.33 ft²
70.08 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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