



CHARLOCK ROAD

THETFORD, IP24 2TR

£295,000

FREEHOLD

Chilterns

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THETFORD, IP24 2TR

Chilterns

This immaculately presented three bedroom detached home is 'move straight in' ready and would make the ideal family home situated in a cul-de-sac position!

General

Chilterns are pleased to present this beautifully presented three bedroom detached home tucked away in a cul-de-sac situated on the popular Cloverfields development. The property has been extensively modernised by the current owners and would make the ideal family home.

Description

Local Authority: Breckland District Council

Council Tax: C - £2,025





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 Access to ground floor accommodation, composite door to front, tiled flooring, radiator.

WC Two piece suite comprising; WC, hand basin, tiled flooring, panelled feature wall, extractor fan, radiator.

LOUNGE Wood effect flooring, radiator, French style patio doors to:

CONSERVATORY Situated on a dwarf brick base with polycarbonate roof with UPVC sealed unit double glazed windows to front and sides with French style patio doors leading to rear garden, tiled flooring, ceiling fan, electric underfloor heating.





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, integrated dishwasher, washing machine, electric oven and hob with extractor over, built in microwave, integrated bins, integrated fridge freezer, UPVC sealed unit double glazed window to front, tiled flooring,

LANDING Access to first floor accommodation, fitted carpet, access to loft space.

BEDROOM ONE Built in wardrobe cupboard, UPVC sealed unit double glazed window to rear, fitted carpet, radiator, door to:

EN SUITE Fitted three piece suite comprising; WC, vanity unit with stone effect sink and marble worktops, fully enclosed shower cubicle with tiled walls and rain water head shower over and built in shower seat, extractor fan, Velux window, tiled flooring, heated towel rail,

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

BEDROOM THREE Built in wardrobe cupboard, panelled feature walls, UPVC sealed unit double glazed window to front, fitted carpet, cupboard housing gas boiler, radiator.

BATHROOM Fitted three piece suite comprising; WC, 'P' shaped panelled bath with rain water head shower over, vanity wash unit, heated towel rail, UPVC sealed unit double glazed window to side.

OUTSIDE To the front of the property is a pathway leading to the front entrance door and gate to rear garden. There is also a block paved brick weave driveway area providing parking.

The rear garden is mainly laid to lawn with patio area and bushes to borders. The rear is fully enclosed by wooden fencing. There is an up and over door into the garage from the rear garden and also the front. The garage has power and light connected with electric roller door.

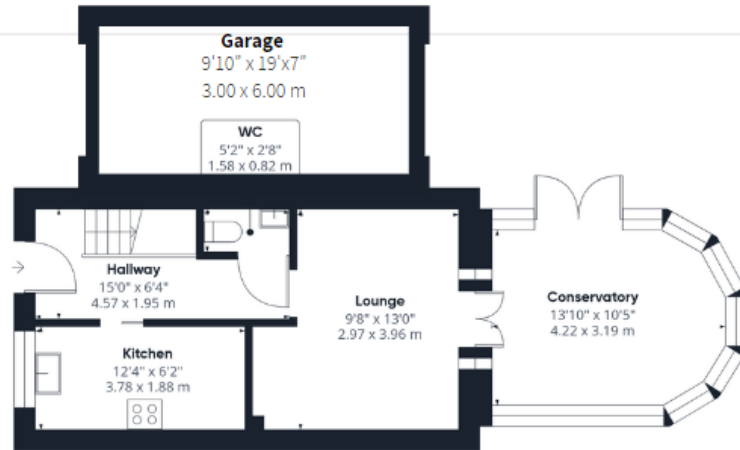
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC C.

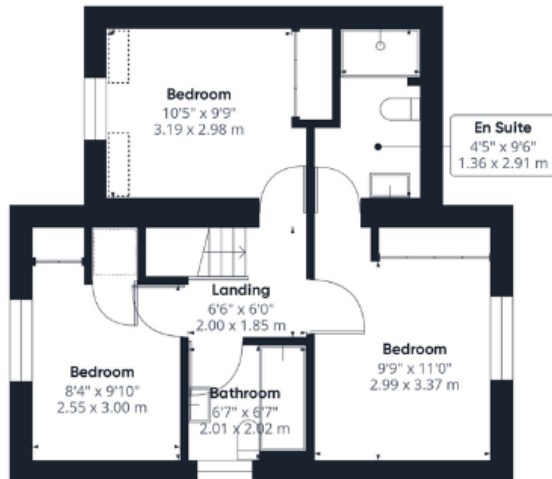
COUNCIL TAX Band C.







Ground Floor



Approximate total area⁽¹⁾

945.77 ft²
87.87 m²

Reduced headroom

7.2 ft²
0.67 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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