



NEWTOWN

THETFORD, IP24 3AS

£250,000

FREEHOLD

Chilterns

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THETFORD, IP24 3AS

Chilterns

A semi-detached three bedroom house enjoying a corner plot position on an established development situated within easy reach of the town centre amenities. The property has undergone a number of improvements with great potential for further updating. We are offering this property on a chain free basis.

General

Chilterns are pleased to offer this three bedroom semi-detached home which lies on a generous corner plot at the entrance to Newtown, an established development of houses believed to have been built circa 1920's. The property is situated within walking distance of the town centre, local amenities and river walks. There have been a number of improvements carried out to the property in recent years including the installation of an en suite shower room to the main bedroom and the upgrading of the original first floor bathroom to a shower room. Externally, the gardens have been landscaped to reduce the level of day to day garden maintenance and a large timber garage with workshop has been constructed at the side.

Description

Local Authority: Breckland District Council

Council Tax: B - £1,772





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 kilometers' (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 UPVC sealed unit double glazed entrance door and window, radiator, tiled floor, doors to ground floor accommodation.

LOUNGE Fireplace with surround, UPVC sealed unit double glazed window to front and rear, radiator, fitted carpet.

KITCHEN Fitted with a range of base and wall mounted cupboard units with work surfaces over incorporating one and a half bowl sink unit with mixer tap over, electric slot-in oven with extractor canopy over, space for fridge / freezer, UPVC sealed unit double glazed window and door to outside, fan assisted wall heater, Baxi gas boiler, vinyl flooring.

DINING ROOM UPVC sealed unit double glazed window, cast iron feature fireplace, radiator, fitted carpet.





CLOAKROOM / UTILITY ROOM WC, wash basin, plumbing for washing machine and vent for tumble dryer, UPVC sealed unit double glazed window, part tiling to walls, vinyl flooring.

LANDING Doors to all first floor accommodation, access to loft space which is well insulated and boarded.

BEDROOM ONE Range of fitted wardrobe cupboards along one wall and storage cupboard, UPVC sealed unit double glazed window, radiator, fitted carpet.

EN SUITE Three piece suite comprising; panelled bath with electric shower over and glass shower screen, vanity wash basin and WC with bidet attachment, UPVC sealed unit double glazed window, part tiled walls, towel rail, laminate flooring.

BEDROOM TWO UPVC sealed unit double glazed window, cast iron fireplace, storage cupboard, radiator, fitted carpet.

BEDROOM THREE UPVC sealed unit double glazed window, radiator, fitted carpet.

SHOWER ROOM Three piece suite comprising; shower cubicle with sliding glass screens and shower over, pedestal wash basin, WC, heated towel rail, UPVC sealed unit double glazed window, part tiled walls, laminate flooring, airing cupboard with insulated copper cylinder and immersion heater.

OUTSIDE The property occupies a corner plot position with gardens to the front, side and rear. The front and side garden is enclosed by composite fencing and imitation turf has been laid for ease of maintenance.

The rear garden is triangular in shape tapering at the rear and is fully enclosed by composite fencing. This has been landscaped with raised beds, borders and arbors, decked areas and paving.

There is a dropped curb that provides vehicular access to a driveway.

TIMBER FRAMED GARAGE/WORKSHOP With electric up and over door, incorporating workshop, light and power.

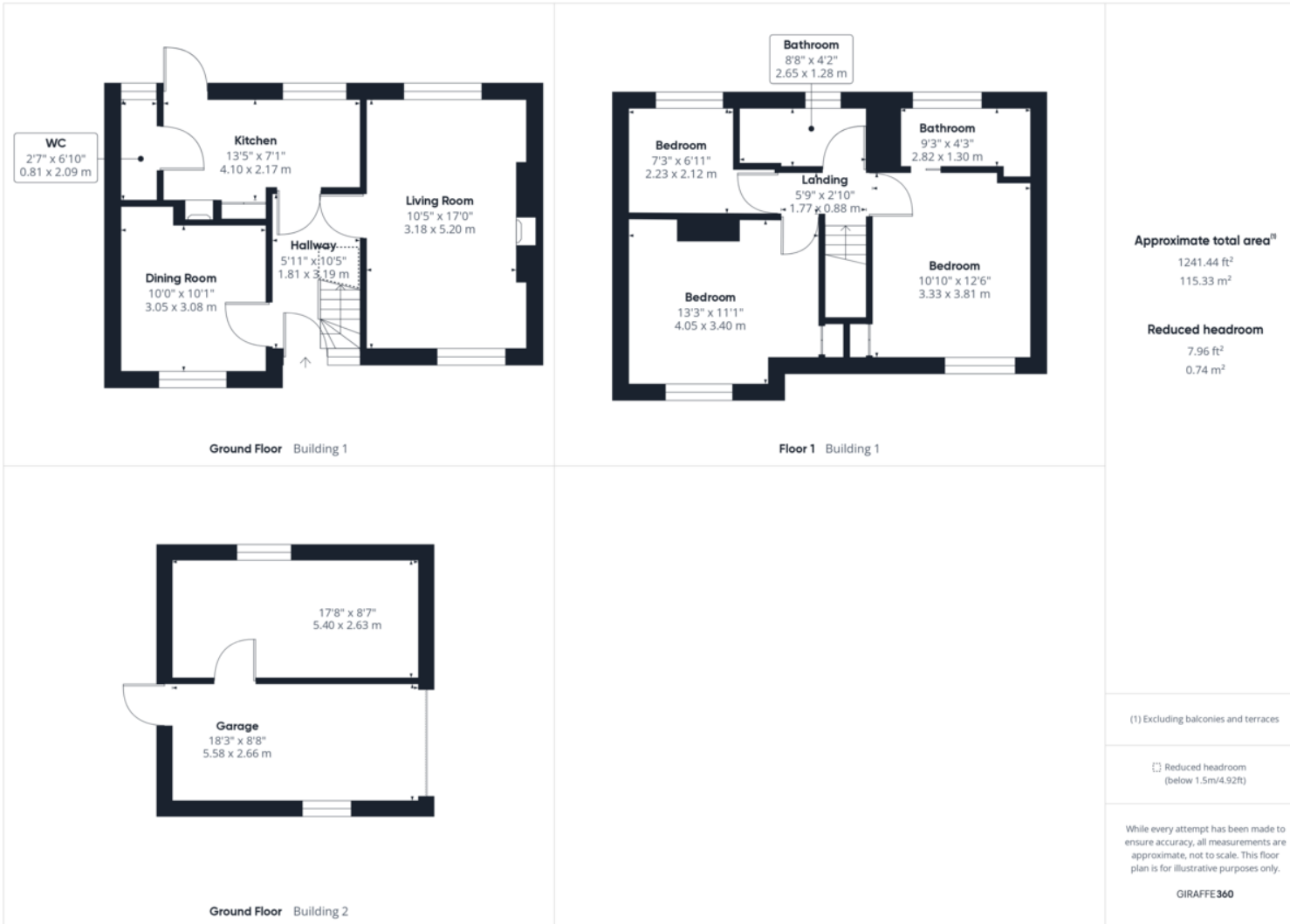
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC TBC.

COUNCIL TAX Band B.







EPC



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