



**HATCHETT WAY**

THETFORD, IP24 2FZ

**OIEO £210,000**

FREEHOLD

**Chilterns**

# HATCHETT WAY

THETFORD, IP24 2FZ

Chilterns

Are you searching for a two bedroom home in Thetford? This extremely well presented end terraced property would make an ideal first time purchase!

## 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.

## Description

**Services:** All mains services are believed to be connected to the property.

**Local Authority:** Breckland District Council

**Council Tax:** B





Chilterns are delighted to offer this well presented two bedroom end terraced home located on the newest development in Thetford, Kingsfleet. The property benefits modern kitchen and bathroom, downstairs cloakroom, fully enclosed rear garden and off road parking. Viewings are highly recommended!

**ENTRANCE HALL** Entrance door to front, stairs leading to first floor landing, vinyl flooring, radiator.

**KITCHEN** Fitted with a range of white modern kitchen units incorporating one and a half bowl sink unit with tap over. Electric oven, four ring electric hob, plumbing for washing machine and slim line dishwasher, space for tall standing fridge freezer, integrated wine cooler, tiled splash backs, vinyl flooring, double glazed window to front.

**CLOAKROOM** Two piece suite comprising; W.C, hand wash basin, vinyl flooring, double glazed window to side, radiator.

**LOUNGE** Storage cupboard, fitted carpet, double glazed French style doors leading to rear garden, double glazed windows to rear, radiator.

**LANDING** Storage cupboard, doors to first floor accommodation, fitted carpet, double glazed window to side, radiator.





**BEDROOM ONE** Built in wardrobe, fitted carpet, double glazed window to rear, radiator.

**BEDROOM TWO** Fitted carpet, double glazed window to front, radiator.

**BATHROOM** Three piece suite comprising, W.C, hand wash basin, panelled bath with waterfall shower over, part tiled walls, vinyl flooring, double glazed window to front, radiator.

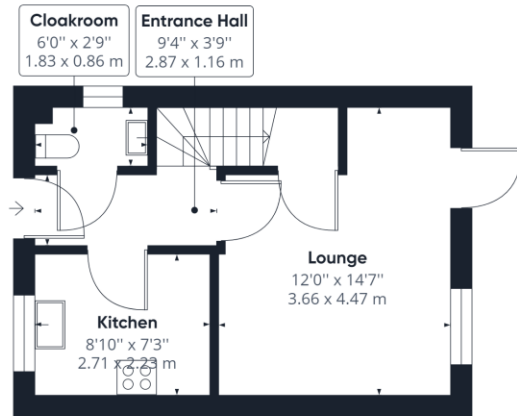
**FRONTAGE** To the front of the property a path leads to the front entrance door and the remainder is laid to grass and bark chippings.

**REAR GARDEN** The rear of the garden is laid to artificial grass with a small patio area. There is a pedestrian access gate to the rear.

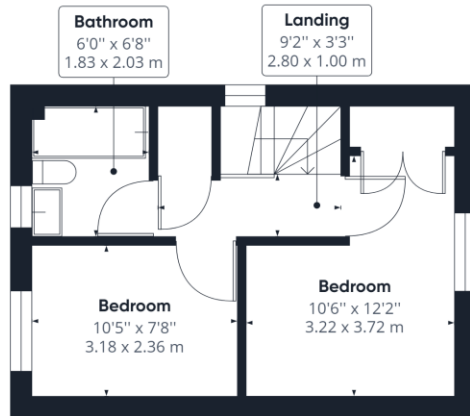
**PARKING** Off road parking for two vehicles to the rear of the property.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
577.02 ft<sup>2</sup>  
53.61 m<sup>2</sup>

(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		97   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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