



KIMMS BELT

THETFORD, IP24 3JQ

£180,000

FREEHOLD

Chilterns

KIMMS BELT

THETFORD, IP24 3JQ

Chilterns

This three bedroom end terraced home is pleasantly situated in a pedestrianised cul-de-sac position to the south of Thetford. Could this house make your ideal family home?

General

Chilterns are pleased to offer this three bedroom end terrace house to the market which is situated to the south of Thetford on a pleasant pedestrianised cul-de-sac. The property benefits from a conservatory addition, gas combi boiler and being within easy reach of both the A11 and Bury Road.

Description

Local Authority: Breckland District Council

Council Tax: A - £1,519





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).

DINING AREA Entrance door and adjacent full height double glazed side panels to front, radiator, laminate wood floor, space for tall standing fridge freezer, stairs to first floor landing, glazed internal door to lounge, heating thermostat control, two seater breakfast bar, open aspect to:

KITCHEN Fitted with a full and extensive range of hand crafted base and wall mounted kitchen units with work surfaces and inset double bowl single drainer sink unit and mixer tap over, space and plumbing for washing machine, tumble dryer, space for oven, space for further undercounter appliance, space for freezer, double glazed window to rear, UPVC sealed unit double glazed entrance door to rear, laminate wood floor.

LOUNGE Dual aspect room with UPVC sealed unit double glazed window to front, engineered wood flooring, radiator, UPVC sealed unit double glazed French style internal doors with adjacent double glazed side panels leading to:





CONSERVATORY Situated on a dwarf brick base with UPVC sealed unit double glazed windows to rear, UPVC sealed unit double glazed French style doors to side patio, polycarbonate roof, engineered wood flooring, wall mounted electric panel heater, three wall light points.

LANDING Access to loft space, cupboard, doors to first floor accommodation.

BEDROOM ONE Over stairs wardrobe cupboard, radiator, double glazed window to front, smooth skimmed ceiling.

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

BEDROOM THREE Boiler cupboard housing wall mounted gas combi boiler, UPVC sealed unit double glazed window to rear, fitted carpet, radiator.

SHOWER ROOM Three piece suite comprising; fully tiled fitted double shower cubicle with integrated drying area and shower, vanity sink unit with chrome mono-bloc tap and cupboard and drawer units beneath, WC with concealed cistern, tiled walls, UPVC sealed unit double glazed window to rear, ceramic tiled floor, radiator.

OUTSIDE To the front of the property is a shingled garden area with path leading to front entrance door retained by dwarf retaining brick wall.

To the rear of the property the garden comprises three distinct areas. The first being a raised timber decked seating area with twin timber garden sheds which leads down to a paved patio area with outside tap, side pedestrian access part of which is a covered seating area with polycarbonate roofing, the remainder is laid mainly to lawn with paved border. The rear is enclosed by wooden fencing with outside lighting and side pedestrian access.

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

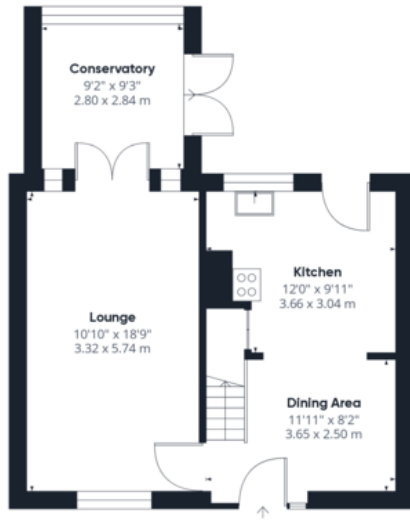
EPC EPC D.

COUNCIL TAX Band A.

AGENTS NOTE This sale is subject to the Grant of Probate.







Ground Floor



Floor 1

Approximate total area¹⁾

931.85 ft²
86.57 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		
55-68	D	67 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