



STUART DRIVE

THETFORD, IP24 3GA

£270,000

FREEHOLD

Chilterns

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This three bedroom, three storey modern property could make the ideal home for your family! The property benefits from a landscaped rear garden, garage and being within easy access of the A11.

General

Chilterns are pleased to bring this three bedroom end terrace town house to the market which is ideally positioned within easy reach of the A11 for commuters and is situated on a popular and established development in Thetford. The property benefits from having an en suite to bedroom one, garage with parking to the rear and a landscaped rear garden which is a sun trap!

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 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 Doors to ground floor accommodation, radiator, wooden flooring.

CLOAKROOM Two piece suite comprising; WC, wash basin, UPVC sealed unit double glazed window to front, radiator, vinyl flooring.

LOUNGE / DINER Under stairs storage cupboard, French style doors to the rear garden, wooden flooring, two radiators.

KITCHEN Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating a one and half bowl sink unit with mixer tap over, tiled splashbacks, built in double oven with gas hob and extractor hood over, integrated dishwasher and bin store, space and plumbing for washing machine and fridge freezer, cupboard housing gas boiler, UPVC sealed unit double glazed window to front, vinyl flooring.

FIRST FLOOR LANDING Doors to all first floor accommodation, access to second floor, fitted carpet, radiator.





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

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

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

BATHROOM Three piece suite comprising; WC, wash basin, panelled bath with shower over, UPVC sealed unit double glazed window to side, part tiled walls, extractor fan, airing cupboard housing hot water cylinder, vinyl flooring, radiator.

SECOND FLOOR LANDING Door to bedroom one, storage cupboard, fitted carpet, radiator.

BEDROOM ONE Double wardrobe cupboard, loft hatch, UPVC sealed unit double glazed window to front, fitted carpet, two radiators, door to:

EN SUITE Three piece suite comprising; double shower cubicle with shower over, WC, wash basin, part tiled walls, vinyl flooring, extractor fan, Velux window radiator.

OUTSIDE The front garden area is laid to composite decking with pathway leading to front entrance door, enclosed by dwarf picket fencing.

The rear garden has been beautifully landscaped and is mainly laid to artificial grass for ease of maintenance with the remainder being laid to patio. The rear is fully enclosed with side passage and gate leading to the front. A rear gate gives access to the garage and parking space. There is a personal door from the rear garden into the garage.

GARAGE Up and over door, power and light connected with personal door to rear garden. There is a parking space next to the garage.

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

EPC EPC B.

COUNCIL TAX Band B.

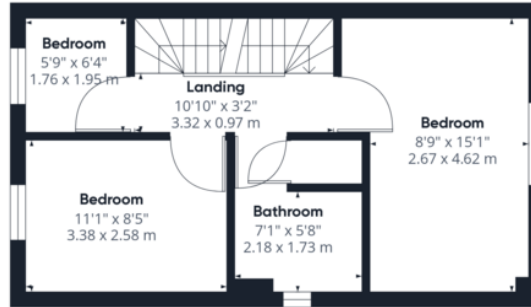
AGENTS NOTE Our clients have informed us that there is a service charge of around £220 PA payable to Balnor for the upkeep of the communal areas. This has been paid from January 2024 - January 2025.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1049.17 ft²
97.47 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 | 81 B | 90 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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