



COLTSFOOT WAY

THETFORD, IP24 2WX

£280,000

FREEHOLD

Chilterns

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Are you searching for a detached family home? Look no further than this three bedroom house situated on the popular Cloverfields development being offered for sale with no onward chain!

General

This well presented detached three bedroom house is pleasantly situated within the popular Cloverfields development lying on the north-eastern side of Thetford. The property has been well maintained over the years and benefits from gas central heating and UPVC double glazing. There is a separate lounge and dining room as well as a well fitted kitchen and in addition to the family bathroom and ground floor cloakroom, there is an en suite shower room off the master bedroom. There are pleasant gardens to the front and rear as well as a brick and tiled garage with driveway.

The sale of this property which is currently vacant, offers purchasers an excellent opportunity to acquire a comfortable home in this sought after area.

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 Composite entrance door, radiator, laminate flooring, under stairs storage cupboard.

CLOAKROOM WC and handbasin, UPVC sealed unit double glazed window, radiator, laminate flooring.

LOUNGE Adams style fireplace with inset gas real flame fire and marble inset and hearth, UPVC sealed unit double glazed by window, radiator, fitted carpet, UPVC sealed unit double glazed French style patio doors to:

DINING ROOM UPVC sealed unit double glazed sliding French doors with curtains to rear garden and paved terrace, radiator, fitted carpet.





KITCHEN Fitted with a range of Shaker style base and wall mounted units with work surfaces over, incorporating one and a half bowl sink unit with mixer tap, space plumbing for washing machine, integrated Bosch double oven and gas hob with extractor canopy over, integrated larder fridge, tiled splash backs, under stairs storage cupboard, UPVC sealed unit double glazed window, laminate flooring, part glazed composite door to side.

LANDING Cupboard housing Baxi wall mounted gas fired Combi boiler (serving central heating and domestic hot water); UPVC sealed unit double glazed window with Roman blind; fitted carpet.

BEDROOM ONE UPVC sealed unit double glazed window to rear, built-in wardrobe cupboard with hanging rail and shelving, radiator, ceiling fan/light, fitted carpet.

EN SUITE WC and hand basin, shower cubicle with shower over, UPVC sealed unit double glazed window to rear, vinyl flooring.

BEDROOM TWO UPVC sealed unit double glazed window to front, built-in wardrobe cupboard with hanging rail and shelving, radiator, fitted carpet.

BEDROOM THREE UPVC sealed unit double glazed window to front, radiator, laminate flooring.

BATHROOM Panelled bath with shower, pedestal wash basin and WC, shaver point, UPVC sealed unit double glazed window, radiator, vinyl flooring,

OUTSIDE The front garden includes a pathway and circular patio area with beds containing various shrubs and bushes. A brick paved driveway provides good parking and leads to the garage.

To the rear the garden is mainly laid to lawn with patio area. The rear is fully enclosed by wooden fencing and has a side access gate. There is also a personal door into the garage from the rear garden.

BRICK & TILED GARAGE Up and over door, UPVC sealed unit double glazed door to side, light and power connected.

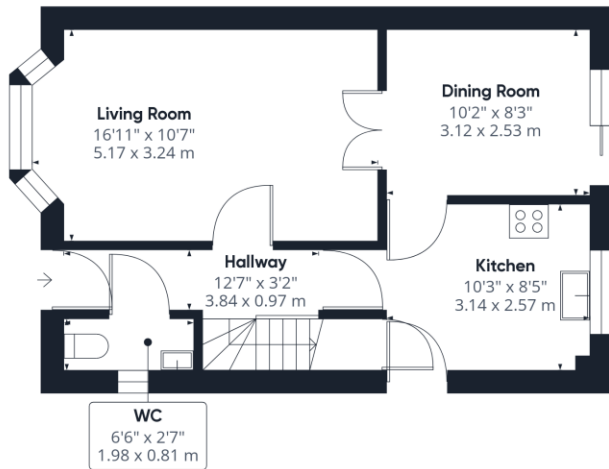
SERVICES All mains services are connected. Mains Drainage. Gas fired central heating system. There are Solar panels that generate energy back to the supplier (Ovo Energy), under a feed in tariff.

COUNCIL TAX BAND Band C.

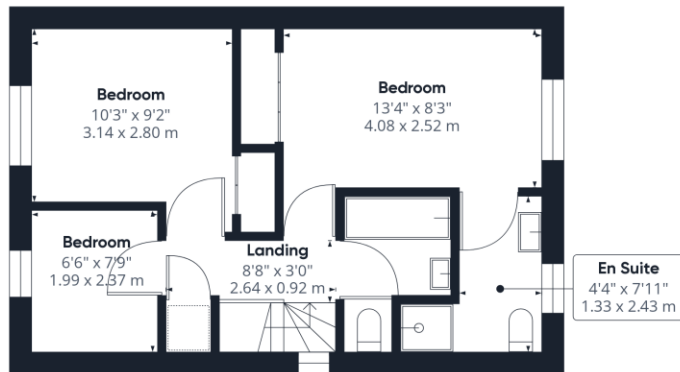
EPC EPC TBC.







Ground Floor



Floor 1

Approximate total area¹⁾
854.29 ft²
79.37 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	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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