



KIMMS BELT

THETFORD, IP24 3JQ

£190,000

FREEHOLD

Chilterns

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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 mid 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 -





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).

PORCH Entrance door with frosted double glazed window, two UPVC double glazed windows to the front, carpeted, access to dining area via UPVC door and adjacent double glazed side panel to front

DINING AREA Entrance door and adjacent full height double glazed side panels to front, radiator, carpeted floor, stairs to first floor landing, glazed internal door to lounge, open aspect arch 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, built in electric oven, built in microwave, induction hob with extractor fan over, space for undercounter refrigerator or freezer, double glazed window to rear, UPVC sealed unit double glazed entrance door to rear, lino flooring.





CONSERVATORY UPVC sealed unit double glazed windows to rear, UPVC sealed unit double glazed French style doors to side patio, polycarbonate roof, carpeted flooring, wall mounted electric heater, access to lounge via UPVC sealed unit double glazed French style doors.

LOUNGE Dual aspect room with UPVC sealed unit double glazed window to front, carpet flooring, radiator, Electric fitted fireplace with marble surround, UPVC sealed unit double glazed French style internal doors with adjacent double glazed side panels leading to conservatory:

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

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

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.

BATHROOM Three piece suite comprising; Offset corner panel bath with electric shower over, sink with chrome mono-bloc tap, WC, tiled walls throughout, UPVC sealed unit double glazed window to rear, lino cushioned flooring, towel radiator.

OUTSIDE The front of the property is fully brick weaved with dwarf retaining brick wall and metal entrance gate.

To the rear of the property the garden is made up of a large proportion of block paving with access to pergola seating area which is full covered by polycarbonate roofing, artificial grass laid underfoot. The rear is enclosed by wooden fencing.

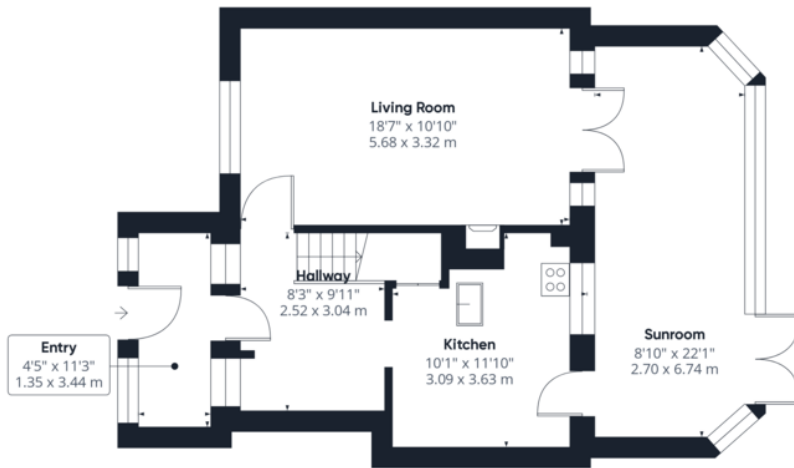
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC D

COUNCIL TAX Band A.







Ground Floor



Floor 1

Approximate total area¹⁾
1087.3 ft²
101.01 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	65 D	
39-54	E		
21-38	F		
1-20	G		

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14 Bridge Street, Thetford, Norfolk, IP24 3AA
T: 01842 754161 | F: 01842 762900
E: thetford@chilterns.co
www.chilterns.co