



HONEYSUCKLE CLOSE
THETFORD, IP24 2XQ

OIEO £220,000
FREEHOLD

Chilterns

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Chilterns

This well presented three bedroom semi-detached family home is situated on the popular Cloverfields development and benefits from; garage & off-road parking, sun room and a landscaped rear garden. Will this make your viewing shortlist?

General

Chilterns are pleased to bring this three bedroom semi-detached family home to the market which is situated on the popular Cloverfields development. The property could make the ideal first time purchase and also enjoys being close to river and woodlands walks on the estate.

Description

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

Local Authority: Breckland District Council

Council Tax: B - £1,772





JARDIN
L'ART DU JARDIN
SET OF 4
AMAZING BALLS
IDEAL FOR THE GARDEN OR POND
4 ASSORTED SIZES

STRETCH
STRETCH

BREAD

KENWOOD

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 UPVC sealed unit entrance door to front with double glazed window to side, fitted carpet, doors to ground floor accommodation.

LOUNGE Dual aspect room with UPVC sealed unit double glazed windows to front and side, radiator, fitted carpet, stairs to first floor landing, archway to:

KITCHEN Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating stainless steel sink unit with mixer tap, breakfast bar, space and plumbing for washing machine, space for cooker with extractor fan over, laminate flooring, wall mounted gas boiler, radiator, UPVC sealed unit double glazed window to side, UPVC double glazed sliding door leading to:





SUN ROOM Tiled flooring, access to enclosed rear garden.

LANDING Access to all first floor accommodation, fitted carpet, access to loft space.

BEDROOM ONE UPVC sealed unit double glazed window to side, fitted wardrobe, fitted carpet, radiator.

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

BEDROOM THREE UPVC sealed unit double glazed window to side, range of fitted wardrobes and shelving units, fitted carpet, radiator.

BATHROOM Three piece suite comprising; panelled bath with electric shower over, WC, wash basin, storage cupboard, tiled flooring, fully tiled walls, UPVC sealed unit double glazed frosted glass window to side.

OUTSIDE To the front the garden is block paved brick weave ideal for additional off-road parking.

The landscaped rear garden consists of lawn areas, paved patio and decking areas. There are trees and shrubs to borders. The rear is fully enclosed by wooden fencing

A personal gate from the rear garden leads to a single garage with up and over door with a parking space in front.

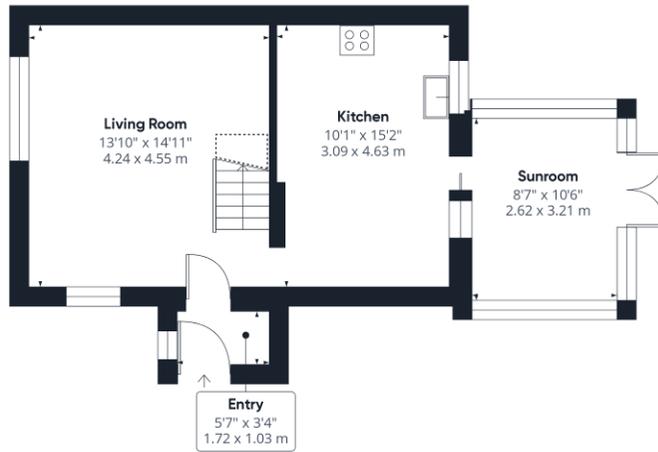
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC TBC.

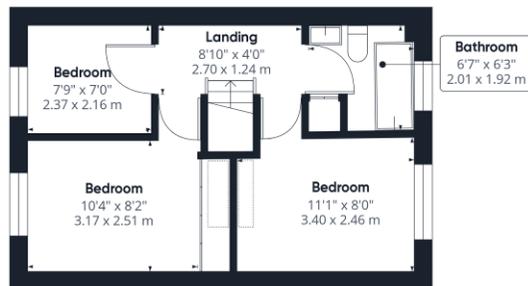
COUNCIL TAX Band B.







Ground Floor



Floor 1

Approximate total area^m

803.42 ft²
74.64 m²

Reduced headroom

15.74 ft²
1.46 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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