



HIGHLANDS

THETFORD, IP24 1JG

£260,000

FREEHOLD

Chilterns

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This three bedroom detached bungalow is in a desirable location and is an ideal purchase for somebody looking for single storey living. The property is being offered with no onward chain and a viewing is highly recommended!

General

Chilterns are pleased to bring this three bedroom detached bungalow to the market in a sought after position on Highlands, Thetford. The property would make an ideal purchase for somebody looking for single storey living and could also make a great investment purchase as well.

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 PORCH UPVC sealed unit double glazed entrance door with double glazed panelling to side, UPVC sealed unit double glazed door leading to hallway, fitted carpet.

HALLWAY Access to all accommodation, loft access, radiator, fitted carpet.

LOUNGE / DINER Two UPVC sealed unit double glazed bay windows to front, two radiators, feature fireplace, serving hatch to kitchen, fitted carpet.





KITCHEN Fitted with a range of base and wall mounted kitchen units with work surfaces over, one and a half bowl ceramic sink unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for undercounter fridge, integrated oven, integrated gas fired hob with extractor fan over, tiled splashbacks, tiled flooring, cupboard housing combi boiler, UPVC sealed unit double glazed door and window to side.

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

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

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

WC Two piece suite comprising; WC, hand basin, UPVC sealed unit double glazed frosted glass window to side, tiled walls, tiled flooring, radiator.

BATHROOM Two piece suite comprising; panelled bath with electric shower over, wash basin, towel rail, tiled walls, tiled flooring, UPVC sealed unit double glazed frosted glass window to side.

OUTSIDE To the front of the property there is block paved brick weave area and the remainder is laid to shingle with bushes and shrubs, pathway leading to front entrance door.

The rear garden is mainly laid to paving for ease of maintenance. The rear is fully enclosed by wooden fencing.

GARAGE Up and over door, power and light connected. Block paved brick weave driveway providing parking for up to three vehicles.

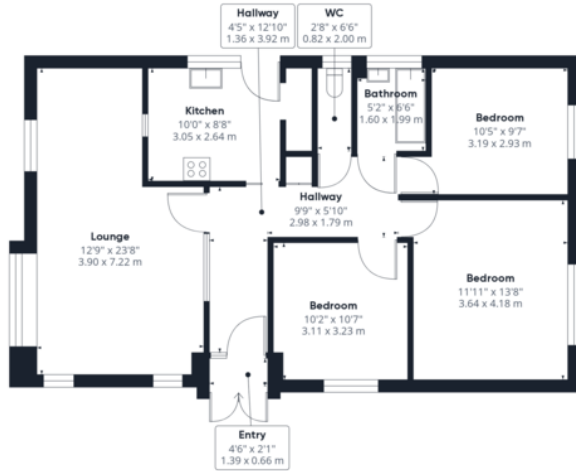
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC TBC.

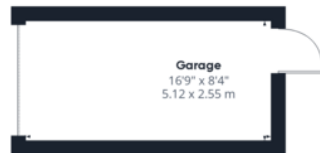
COUNCIL TAX Band C.







Ground Floor Building 1



Ground Floor Building 2

Approximate total area¹⁾
 1082.51 ft²
 100.57 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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