



MAGDALEN STREET

THETFORD, NORFOLK, IP24 2BN

£325,000

FREEHOLD

Chilterns

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A four bedroom detached house offering two reception rooms, integral garage, en suite and over 1600 sq.ft, located in a prime town centre position.

General

Chilterns are pleased to bring this spacious four bedroom detached family home to the market which is situated in the heart of the town of Thetford. Being just a stones throw away from Melford Common and Castle Park, walking distance of all local amenities and a local school - this property could just make your ideal family home!

Description

Local Authority: Breckland District Council

Council Tax: D - £2,278





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).

STORM PORCH A recessed storm porch entrance with steps up from pathway, outside lighting and post box lead to:

ENTRANCE HALL UPVC sealed unit double glazed entrance door with adjacent double glazed side panels, LVT flooring, stairs leading to first floor, radiator, doors to ground floor accommodation.

LOUNGE Two UPVC sealed unit double glazed windows to front, electric lamp and ceiling fan, feature brick fireplace and tiled hearth and wooden mantle, LVT flooring, two radiators.

DINING / BREAKFAST ROOM LVT flooring, UPVC sealed unit double glazed sliding patio doors to rear garden, radiator.

KITCHEN Fitted with a range of high gloss units with contrasting square edge work surface and stainless steel fittings with inset single drainer sink unit and mixer tap over, integrated electric double oven and grill, four ring hob with stainless steel splash back and extractor canopy over, space and plumbing for dishwasher, integrated fridge freezer and tall standing larder cupboard with slide drawers, ceramic tiled floor, double glazed box bay window overlooking rear garden, radiator, sealed unit double glazed entrance door to rear, doorway to:





UTILITY ROOM Wall mounted gas combination boiler, space and plumbing for washing machine and condenser tumble dryer, ceramic tiled floor, coat hanging space, UPVC sealed unit double glazed window to side.

WC Fitted two piece suite comprises; WC, vanity sink unit with toiletries storage and cupboard under, tiled splash backs, UPVC sealed unit double glazed window to side, ceramic tiled floor, smooth skimmed ceiling.

LANDING Storage cupboard, doors to first floor accommodation.

BEDROOM ONE Fitted floor to ceiling, wall to wall, triple double wardrobes with inset twin mirrored panel, two radiators, two UPVC sealed unit double glazed windows to front, fitted carpet, door to:

EN SUITE Three piece suite comprising; WC, hand basin, fully tiled fitted shower cubicle with shower, extractor over, smooth skimmed ceiling, part tiled walls to dado height.

BEDROOM TWO Fitted floor to ceiling, wall to wall, triple double wardrobes with inset twin mirrored panel, radiator, UPVC sealed unit double glazed window to rear, fitted carpet.

BEDROOM THREE Two UPVC sealed unit double glazed windows to rear, smooth skimmed ceiling, fitted carpet, radiator.

BATHROOM Fitted four piece suite comprises; WC, panelled bath, wash basin, fully tiled fitted step in shower cubicle with shower over, part tiled walls to dado height, wall mounted vanity mirror, heated towel rail, UPVC sealed unit double glazed window to side, laminate flooring.

BEDROOM FOUR UPVC sealed unit double glazed window to front, built-in shelved storage cupboard, smooth skimmed ceiling, access to loft space with retractable ladder, fitted carpet, radiator.

OUTSIDE The rear garden is fully enclosed by wooden fencing and is laid mainly to lawn. There is a shed with power connected and paved patio area.

To the front of the property is a small garden area with dwarf brick wall with path leading to front entrance door. There is a further side pedestrian access gate which leads to the side pedestrian access and covered storage, double locking and double opening doors lead to the:

GARAGE Power and light connected, twin opening doors and window to side.

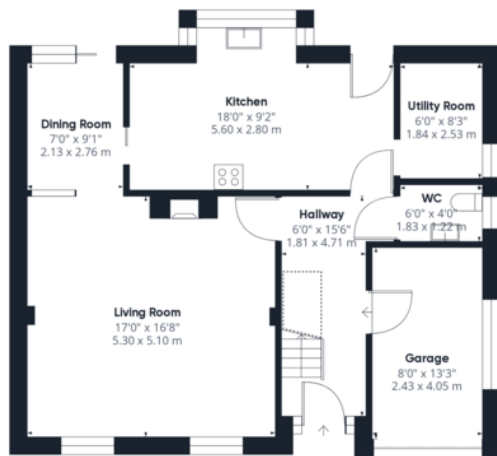
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC D.

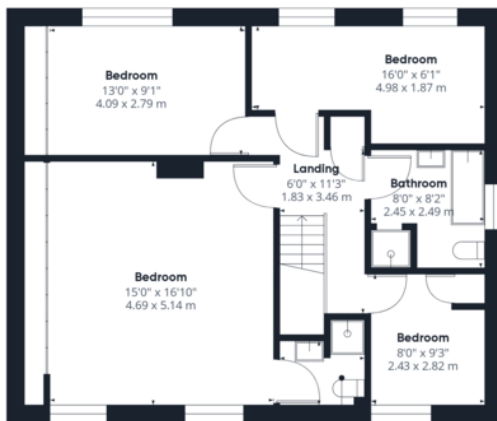
COUNCIL TAX Band D.







Ground Floor



Floor 1

Approximate total area¹⁾

1623.41 ft²
150.82 m²

Reduced headroom

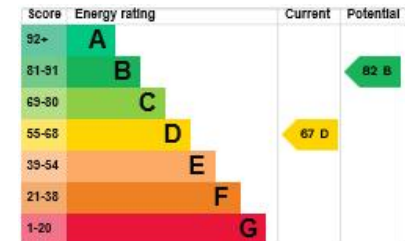
19.48 ft²
1.81 m²

(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



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