



**SPINDLE DRIVE**  
NORFOLK, IP24 2UQ, IP24 2UQ

**£325,000**  
FREEHOLD

**Chilterns**

# SPINDLE DRIVE

NORFOLK, IP24 2UQ, IP24 2UQ

Chilterns

This immaculate four bedroom town house on the popular Cloverfields development boasts a refitted kitchen, two refitted en suites, four bedrooms and parking. Will this make your viewing shortlist?

## General

Chilterns are pleased to bring this four bedroom town house to the market which is situated on the popular Cloverfields development. This would make an ideal family home with accommodation spread across three floors boasting two en suites, refitted kitchen and bathrooms, garage and off-road parking. An early viewing is high recommended!

## 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).

**ENTRANCE HALL** Composite entrance door to front with double glazed glass panel above, access to ground floor accommodation, fitted carpet, radiator.

**WC** Two piece suite comprising; WC, hand basin, UPVC sealed unit double glazed window to front, extractor fan, tiled flooring, radiator.

**KITCHEN** Recently fitted with a range of base and wall mounted kitchen units with granite work surfaces over incorporating porcelain sink unit with mixer tap over, integrated dishwasher, integrated fridge freezer, gas hob with extractor over, electric oven, spot lighting, tile effect gloss PVC panel splash backs, UPVC sealed unit double glazed window to front, vinyl flooring.

**LOUNGE / DINER** UPVC sealed unit double glazed bay window to side, UPVC sealed unit French style doors to rear garden with double glazed side panels, under stairs storage cupboard, fitted carpet, two radiators.





**FIRST FLOOR LANDING** Doors to all first floor accommodation, stairs to second floor, fitted carpet.

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

**BEDROOM TWO** UPVC sealed unit double glazed window to rear and UPVC sealed unit double glazed bay style window to side, fitted carpet, radiator. Door to:

**EN SUITE** Recently fitted three piece suite comprising; WC, vanity sink unit, shower cubicle with shower over, tile effect gloss PVC panelled walls and shower surround, electric shaver point, vinyl flooring, extractor, heated towel rail.

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

**BATHROOM** Three piece suite comprising; WC, panelled bath with shower over, wash basin, UPVC sealed unit double glazed window to front, half tiled walls, vinyl flooring, heated towel rail.

**SECOND FLOOR LANDING** Door to second floor suite, fitted carpet, airing cupboard housing water tank.

**BEDROOM ONE** Built in wardrobe cupboards, UPVC sealed unit double glazed window to front, fitted carpet, access to loft space, two radiators. Door to:

**EN SUITE** Recently fitted four piece suite comprising; free standing bath with shower attachment, WC, vanity sink unit, corner shower cubicle with shower over, tile effect gloss PVC panelled walls and shower surround, two Velux windows, heated towel rail, extractor fan, vinyl flooring.

**OUTSIDE** To the front of the property the vendors have block paved. The side of the property is mainly laid to lawn and is fully enclosed by retaining brick wall and cast iron railings.

The rear of the property is mainly laid to lawn and is fully enclosed by brick wall. There is a paved patio area, raised flower beds, two side gates to rear garden, outside tap, personal door to garage.

**GARAGE** Electric roller door, power and light connected, personal door to rear garden. Parking space in front of the garage for two cars.

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

**EPC** EPC C.

**COUNCIL TAX** Band D.





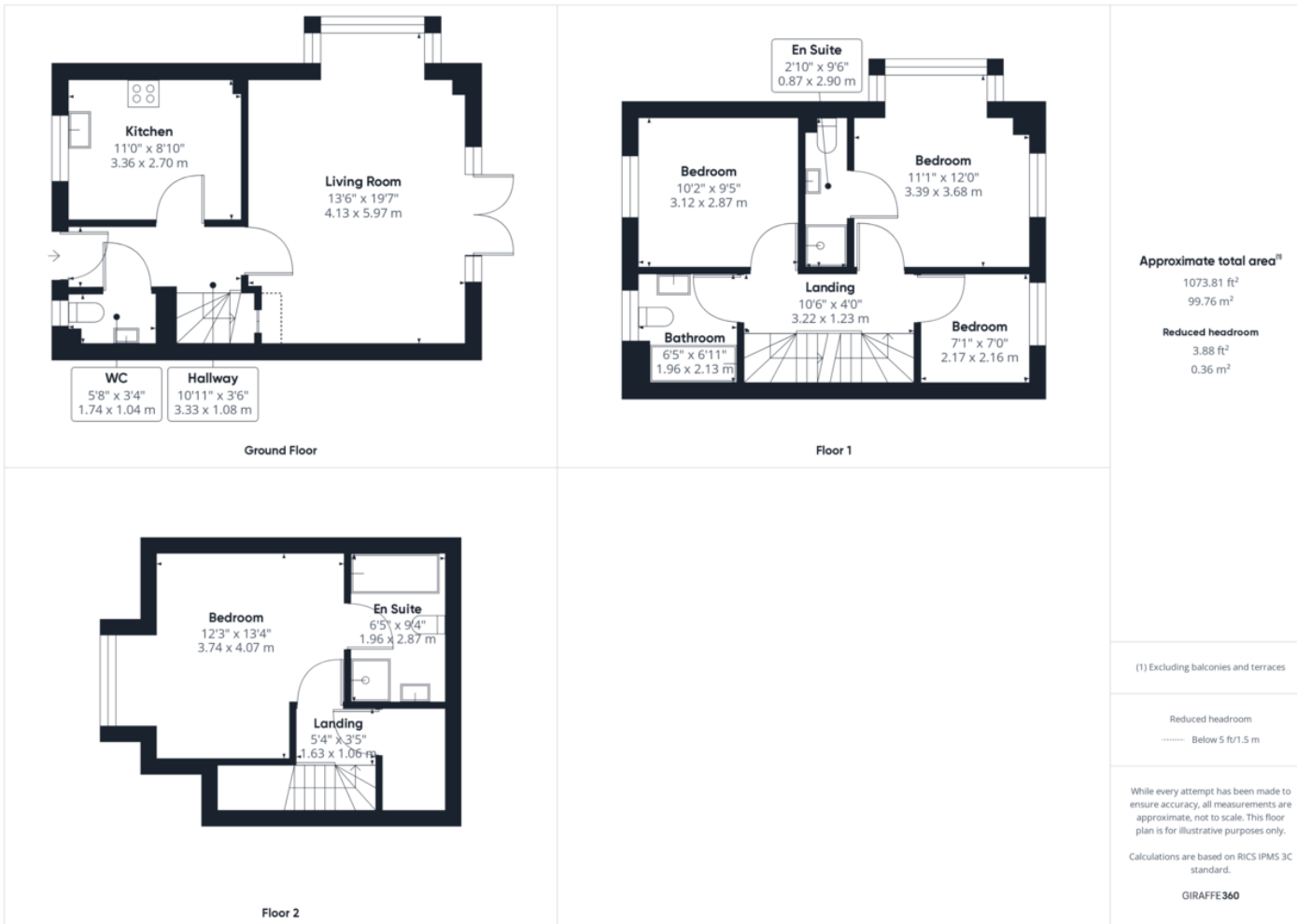
WELCOME TO THE MALDEN

WELCOME TO THE MALDEN

The Den

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	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](mailto:thetford@chilterns.co)  
[www.chilterns.co](http://www.chilterns.co)