



BEN CULEY DRIVE
THETFORD, IP24 1QL

£190,000
FREEHOLD

Chilterns

BEN CULEY DRIVE

THETFORD, IP24 1QL

Chilterns

Are you looking for a property tucked away within a popular residential development which benefits from having a great sized rear garden? This property would ideally suit an investment or first time purchase!

General

Chilterns are pleased to offer this two double bedroom end terraced house which is well presented throughout. The property is ideally situated within walking distance of the town centre, train station and other local amenities. This would make the ideal first home or investment purchase and is being offered to the market on a chain free basis!

Description

Local Authority: Breckland District Council

Council Tax: B - £1,482





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).

LOUNGE Fitted carpet, UPVC sealed unit double glazed window to front, radiator.

KITCHEN Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating a stainless steel sink unit with mixer tap over. Gas hob with extractor canopy over, built in electric oven, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, laminate flooring, UPVC sealed unit double glazed window to rear. Double doors to:





CONSERVATORY Brick base with UPVC sealed unit double glazed windows and French style doors under a polycarbonate roof, free standing multi fuel stove with cast iron flue, wood effect laminate flooring, radiator.

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

BEDROOM ONE Double built in wardrobe and a further built in cupboard, wood effect laminate flooring, double glazed window to front, radiator.

BEDROOM TWO Wood effect laminate flooring, UPVC sealed unit double glazed window to rear, radiator.

BATHROOM Three piece suite comprising; WC, vanity sink unit, panelled bath with shower over, tiled walls, vinyl flooring, UPVC sealed unit double glazed window to side, heated towel rail.

OUTSIDE There are gardens to the front and rear of the property. The small front garden has a raised flower bed, mature olive tree and side access to the rear garden. The fully enclosed rear garden is a good size and is west facing. It is laid mainly laid to lawn with mature trees, bamboo and shrubs to borders. There is a timber shed.

PARKING The property has two allocated parking spaces.

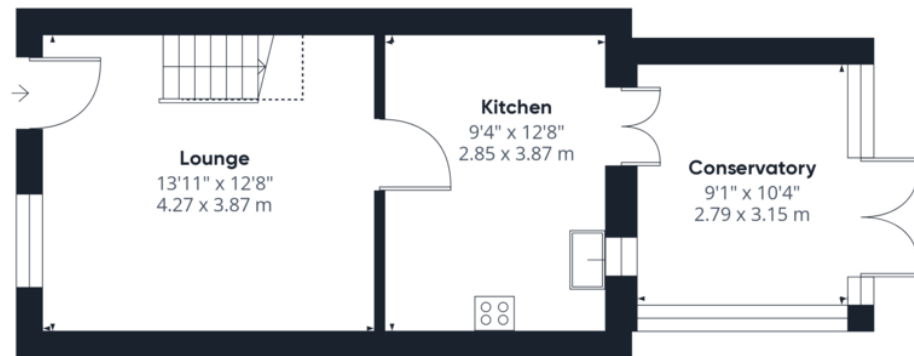
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC EPC D.

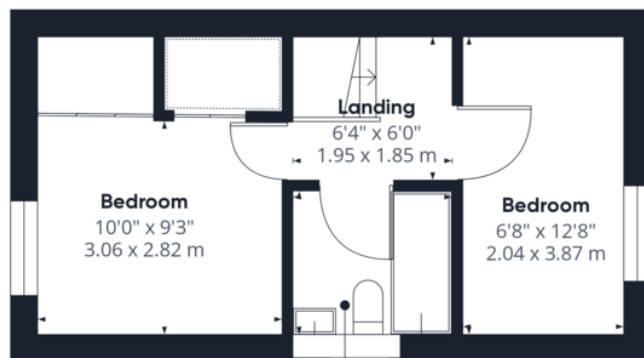
COUNCIL TAX Band B.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

666.07 ft²
61.88 m²

Reduced headroom

13.89 ft²
1.29 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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