



**POPPY CLOSE**

THETFORD, IP24 2XP

**£230,000**

FREEHOLD

**Chilterns**

# POPPY CLOSE

THETFORD, IP24 2XP

Chilterns

This three bedroom family home has been modernised in recent years and is on a pedestrianised position opposite a green space on the popular Cloverfields development. Will this make your viewing shortlist?

## General

Chilterns are pleased to bring this immaculately presented three bedroom end terraced home to the market which is situated on the popular Cloverfields development. The property has been modernised in recent years to include rewiring, boiler, flooring and a new kitchen.

## Description

**Local Authority:** Breckland District Council

**Council Tax:** B - £1,772





## 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** Composite entrance door to front, UPVC sealed unit double glazed window to front, fitted carpet, doors to ground floor accommodation.

**LOUNGE** Dual aspect room with UPVC sealed unit double glazed windows to front and side, fitted carpet, radiator.

**KITCHEN / DINER** Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating single drainer sink unit with mixer tap over, gas hob with extractor over, electric oven, space for fridge freezer, space and plumbing for washing machine, wall mounted gas Baxi boiler, vinyl flooring, half tiled splash backs, UPVC sealed unit double glazed French style doors to rear garden, UPVC sealed unit double glazed window to rear, radiator.





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

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

**BEDROOM TWO** Built in storage cupboard, UPVC sealed unit double glazed window to rear, fitted carpet, radiator.

**BEDROOM THREE** UPVC sealed unit double glazed window to front, fitted carpet, electric storage heater.

**BATHROOM** Three piece suite comprising; WC, pedestal wash basin, 'P' shaped panelled bath with shower over, vinyl flooring, fully tiled walls, UPVC sealed unit double glazed window to rear, heated towel rail.

**OUTSIDE** This property has a large frontage which is laid to lawn with pathway leading to front entrance door.

The rear garden has a paved patio area and is mainly laid to lawn with various shrubs, outside tap, fully enclosed by wooden fencing. Access to the front via side gate.

**GARAGE** Access to garage and parking area by rear gate. Up and over door.

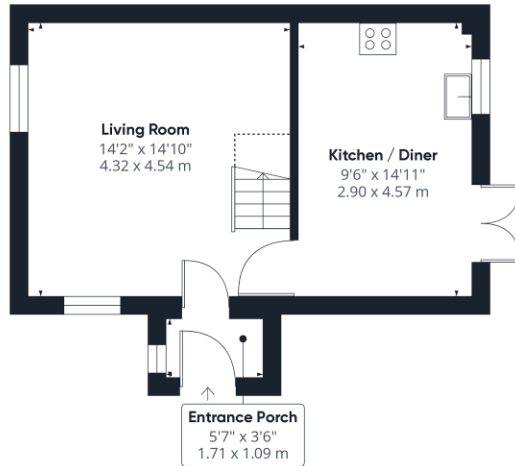
**SERVICES** Mains services including electricity, gas central heating, water and drainage are connected to the property.

**EPC** EPC C.

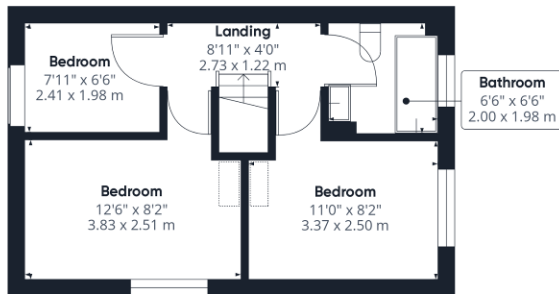
**COUNCIL TAX** Band B.







Ground Floor



Floor 1

**Approximate total area<sup>0</sup>**

701.05 ft<sup>2</sup>  
65.13 m<sup>2</sup>

**Reduced headroom**

13.67 ft<sup>2</sup>  
1.27 m<sup>2</sup>

(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		87 B
69-80	C	69 C	
55-68	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](mailto:thetford@chilterns.co)  
[www.chilterns.co](http://www.chilterns.co)