



**PRIORY PARK**

THETFORD, IP24 1AU

**£250,000**

FREEHOLD

**Chilterns**



# PRIORY PARK

THETFORD, IP24 1AU

Chilterns

Are you searching for single storey living? This three bedroom detached bungalow located a short stroll from Thetford town centre could be the ideal purchase for you!

## General

Chilterns are pleased to bring this three bedroom detached bungalow to the market which is situated within a popular residential area which is within walking distance of the town centre of Thetford. The property benefits from generous living accommodation whilst all being on one level, single garage and driveway parking. Subject to the Grant Of Probate, this property is being offered for sale with no onward chain.

## Description

**Services:** All mains services are believed to be connected to the property.

**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).

**HALL WAY** Part glazed entrance door to side, doors to all accommodation, access to loft space, fitted carpet, radiator.

**LOUNGE** Gas fire with exposed brick feature wall, fitted carpet, two double glazed windows to front, double glazed window to side, radiator.

**KITCHEN** Fitted with a range of base and wall mounted kitchen units with rolled edge work surfaces over, incorporating stainless steel sink. Space for cooker with gas point, plumbing for washing machine, space for fridge freezer, boiler, two storage cupboards, tiled splash backs, vinyl flooring, double glazed window to side. Door to:









**BOOT ROOM** Concrete flooring, double glazed window leading to rear garden, two double glazed windows to front and side.

**BEDROOM ONE** Fitted wardrobes, fitted carpet, double glazed window to rear, radiator.

**BEDROOM TWO** Storage cupboard, fitted carpet, double glazed window to rear, radiator.

**BEDROOM THREE** Storage cupboard. fitted carpet, double glazed window to side, radiator.

**BATHROOM** Three piece suite comprising; WC, hand wash basin, panelled bath, shaver point, fully tiled walls, fitted carpet, double glazed window to side, radiator.

**OUTSIDE** To the front of the property there is a lawn garden area with flower beds to borders and path leading to entrance door. The driveway provides off road parking leading to the single garage and outhouse.

The rear garden is mainly laid to lawn with various evergreen plants, bushes and shrubs and a small patio area.

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

**EPC** EPC E.

**COUNCIL TAX** Band C.

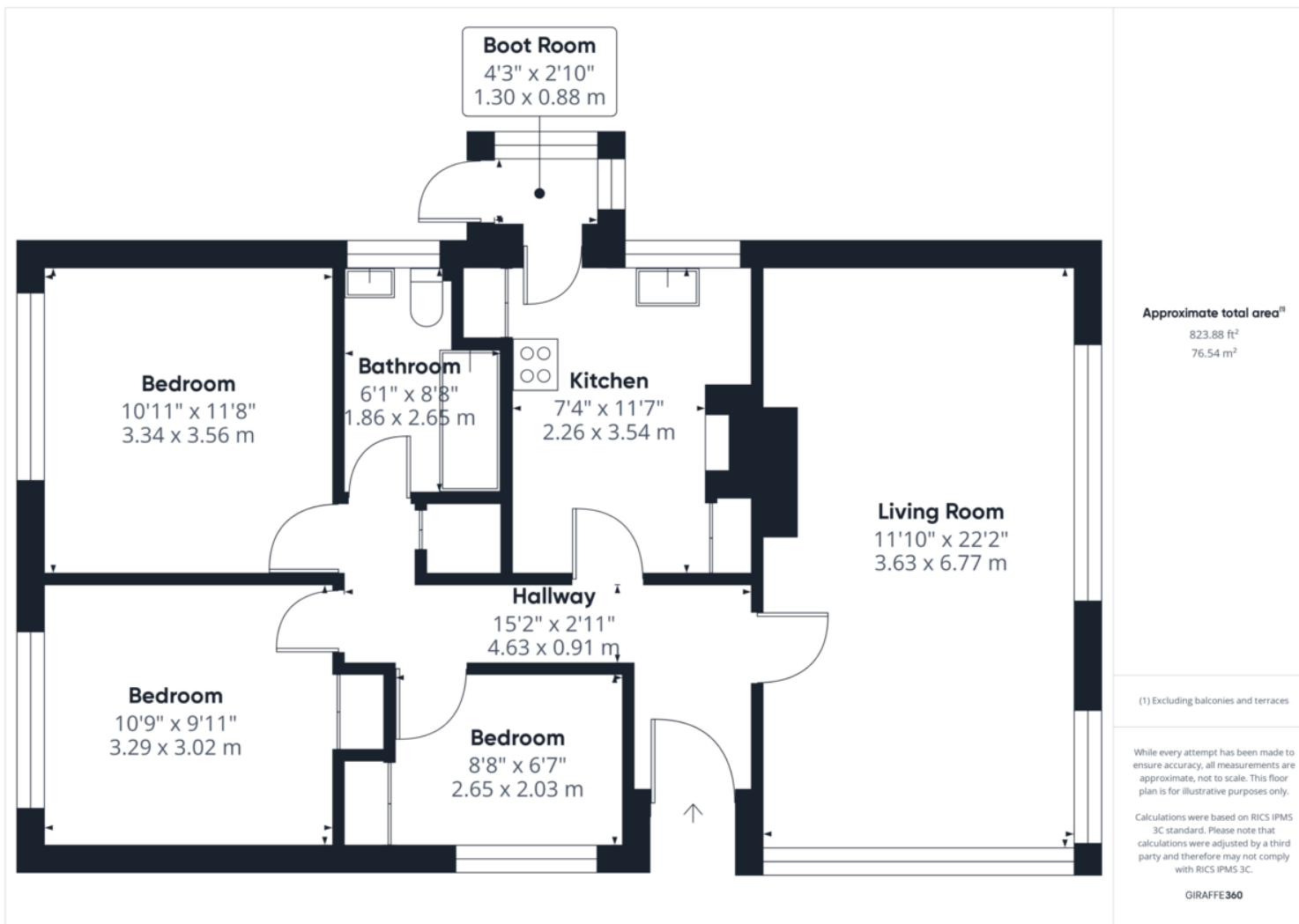
**AGENTS NOTE** This property is subject to the Grant Of Probate.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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