



**BENBOW ROAD**

THETFORD, IP24 2TW

OIEO £260,000

FREEHOLD

**Chilterns**

# BENBOW ROAD

THETFORD, IP24 2TW

Chilterns

This three bedroom mid terraced home is situated ideally within walking distance of local schools and could make the ideal family home!

## General

Chilterns are pleased to bring this three bedroom mid terraced home on the popular Admirals development to the market. The property is within walking distance of local schools, has garage and off-road parking and a conservatory addition.

## Description

**Local Authority:** Breckland District Council

**Council Tax:** B - £1,771





### 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** Laminate wood flooring, sealed unit entrance door to front with double glazed window panel, radiator, doors to ground floor accommodation, stairs to first floor, arch way to:

**KITCHEN** Fitted with a range of base and wall mounted kitchen units with work surfaces over, incorporating stainless steel sink unit with mixer tap over, space for cooker, integrated under counter fridge and freezer, space and plumbing for slimline dishwasher and washing machine. Tiled splash backs, UPVC sealed unit double glazed window to front, laminate flooring, radiator, cupboard housing gas boiler.





**DOWNSTAIRS WC** Fitted two piece suite comprising; WC, wash basin, heated towel rail, laminate flooring, tiled splash backs.

**LOUNGE** Fitted carpet, electric fireplace with surround, radiator, UPVC sealed unit double glazed window to rear, UPVC sealed unit double glazed French style patio doors to:

**CONSERVATORY** Situated on a dwarf brick base with polycarbonate roof and UPVC sealed unit double glazed windows to side and rear, UPVC sealed unit double glazed door to side leading to rear garden, fitted carpet, radiator.

**LANDING** Doors to all first floor accommodation, airing cupboard housing hot water cylinder, loft access which is boarded and has a pull down ladder, fitted carpet.

**BEDROOM ONE** Fitted wardrobes with shelf and hanging space, UPVC sealed unit double glazed window to front, fitted carpet, radiator.

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

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

**SHOWER ROOM** Three piece suite comprising; WC, vanity sink unit, shower cubicle with shower over, laminate flooring, UPVC sealed unit double glazed window to front, part tiled walls, heated towel rail.

**OUTSIDE** The front is mainly laid to block paved brick weave with a shingle border, enclosed by dwarf brick wall.

To the rear the garden is mainly laid to lawn with flower and shrub borders and paved patio area. The rear is fully enclosed by wooden fencing and has a personal door leading to the garage.

**GARAGE** Up and over door, personal door to rear garden. There is parking in front of the garage for up to two vehicles.

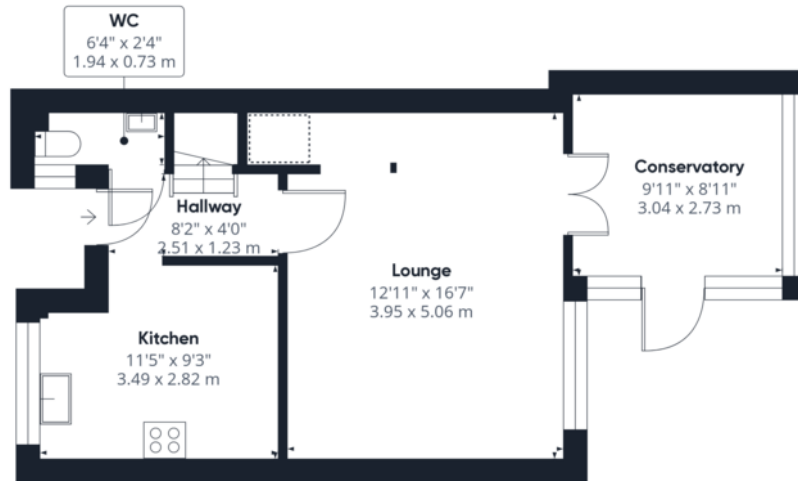
**SERVICES** Mains services including electricity, gas central heating, water and drainage are connected to the property.

**EPC** EPC D.

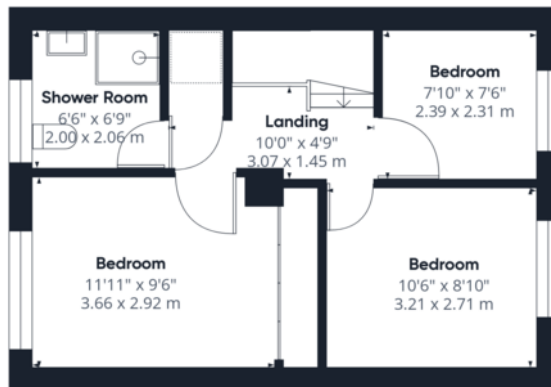
**COUNCIL TAX** Band B.







Ground Floor



Floor 1

Approximate total area<sup>net</sup>  
855.67 ft<sup>2</sup>  
79.49 m<sup>2</sup>

Excluding balconies and terraces

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Chilterns**



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