



Fairfields, Thetford

LOCATION  
LOCATION™ 



# Fairfields

## Thetford

Nestled in the desirable Drake Primary School catchment area of Fairfields, this charming three-bedroom end terrace house offers an ideal blend of modern comfort and convenience with an opportunity to put your own stamp on it further. With landscaped garden, partial garage conversion and whole host of other improvements, this is one not to be missed!

As you cross the threshold, you're greeted by a warm and inviting atmosphere, thanks to the oak veneer internal doors and matching skirting and architrave throughout the property, complimented by smooth skim ceilings adding to the modern feel. The upgraded double glazed anthracite grey windows not only enhance the aesthetics but also provide better energy efficiency.

One of the standout features of this property is the partial garage conversion, providing a multifunctional space for both storage and utility. The front section offers useful storage space for bikes and outdoor equipment, while the rear section has been cleverly transformed into a practical utility/laundry room, complete with all the necessary amenities.

Step into this inviting family home and be greeted by a spacious entrance hall, complete with stairs leading to the upper floor. Beneath the stairs, you'll find useful storage, perfect for stowing away coats, shoes, and other household items. For added convenience, there is a downstairs WC, making it ideal for families with small children.





## Fairfields

### Thetford

The dual aspect lounge is a highlight of this property, flooded with natural light from large windows on both sides. This well-proportioned room offers ample space for relaxation and entertaining, providing a bright and airy atmosphere.

The kitchen, while decent in size and practical, offers the opportunity for buyers to put their own stamp on it according to their tastes. With plenty of potential for improvement, this space could be transformed into the heart of the home.

Adjacent to the kitchen is a conservatory, offering additional living space and providing a seamless connection to the garden through French doors. This versatile room is perfect for enjoying the outdoors while being sheltered from the elements.

Once again, a standout feature of this property is the beautifully designed partial garage conversion, which now serves as a utility laundry room. This modern space ensures that noisy appliances are kept separate from the main family areas, providing a practical solution for household chores. With a contemporary finish, this conversion adds both functionality and style to the home.

Upstairs, you'll discover the first two bedrooms are both generously sized double rooms, offering plenty of floor space for wardrobes, dressers, and bedside cabinets. These bright and airy rooms provide ample space for relaxation and rest, ensuring a peaceful night's sleep.

The third bedroom is cleverly designed as a single room, with thoughtfully constructed storage solutions maximising the available space. Ideal for a child's bedroom or a home office, this room offers versatility without compromising on comfort.

Completing the upstairs layout is the family bathroom, featuring a four-piece suite. With a WC, wash basin, bath, and double shower, this spacious and modern bathroom provides the perfect sanctuary for relaxation and rejuvenation.

For added convenience, the combination boiler is located in the loft space, ensuring efficient heating and hot water throughout the property.







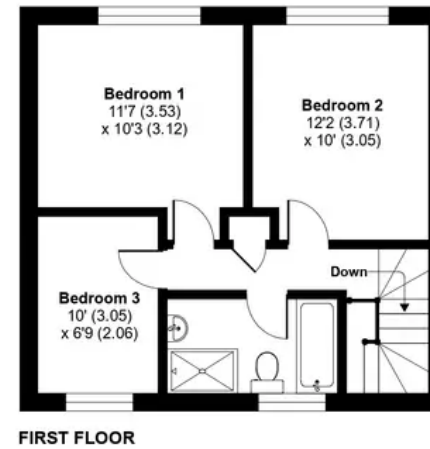
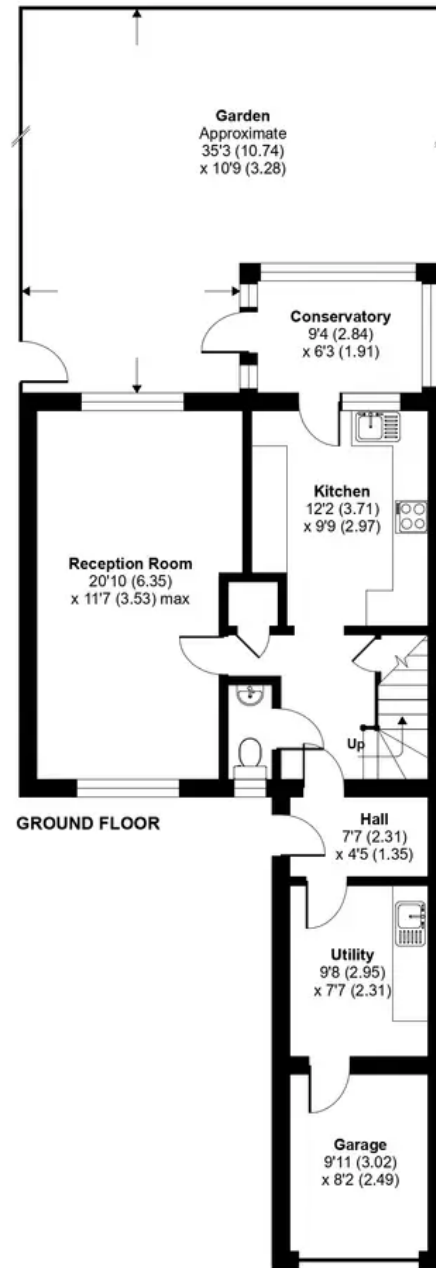
# Fairfields, Thetford, IP24

Approximate Area = 115 sq ft / 103.6 sq m

Garage = 78 sq ft / 7.2 sq m

Total = 1193 sq ft / 110.8 sq m

For identification only - Not to scale





### Front Garden

At the front of the property, a dwarf-height wall encloses a neat lawn garden, setting a welcoming tone. Alongside, there are two driveway parking spaces, while the front part of the garage can be easily utilised for storage needs.

### Rear Garden

Venturing into the rear garden, where relaxation and entertainment await. A paved patio provides the perfect spot for outdoor dining, while a raised timber deck offers a cosy retreat for soaking up the sun. You'll find a convenient garden shed for storing tools and equipment.

The remainder of the rear garden has a retaining wall, ensuring privacy and security for you and your family. Access to the rear garden is made easy with side pedestrian access.

35' 3" x 10' 9" (10.74m x 3.28m)

### Driveway

2 Parking Spaces

- Popular Drake Primary School catchment and close to Thetford Academy
- Replacement anthracite grey double glazed windows and composite entrance door
- Solid oak veneer doors, skirting and architrave
- Landscaped, walled rear garden with patio and timber decked seating area
- Partially converted garage creating utility/laundry room and useful storage
- Heated conservatory addition – ideal for extra family space!
- Four piece bathroom suite including double shower cubicle
- Smooth skim plastered ceilings
- Driveway parking for two vehicles
- Three bedroom end terraced family home







Suite 2, The Limes, 32 Bridge St, Thetford IP24 3AG  
0184 281 8688

thetford@locationlocation.com  
www.locationlocation.com

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 all property particulars, photographs and floor plans are for guidance only. They do not constitute a contract or part of a contract. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to Location Location.