



Sutherland Court, Magdalen Street, Thetford

# Sutherland Court, Magdalen Street

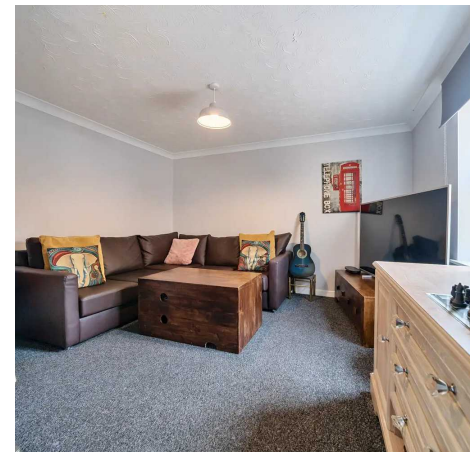
Thetford

Step into this spacious three bedroom home, nestled in the beating heart of town. It's not just a property; it's where comfort, style, and practicality intertwine to create a canvas for cherished memories and cherished moments.

As you cross the threshold, you're greeted by a spacious and welcoming entrance hall that sets the tone for the rest of the home. The hall features ample natural light, and carpet flooring that creates an immediate sense of warmth. With plenty of room for a console table, it's the perfect space to welcome guests.

To your right, the living room beckons with its cosy allure, illuminated by the gentle glow of natural light pouring through the front-facing window with a charming gas fireplace for those quiet, intimate evenings.

- Chain-Free
- Prime town centre location
- A great first time home or investment!
- Allocated parking space
- Generous principal & second bedroom
- Open-plan kitchen diner
- Gas heating and double glazed throughout
- Quaint courtyard garden





## Sutherland Court, Magdalen Street

### Thetford

On the ground floor, you'll also find a convenient downstairs WC with a white two-piece suite and vinyl flooring.

The open-plan kitchen diner serves as the heart of the home, providing a versatile space for everyday living and entertaining. The kitchen showcases a stylish wood-effect work surface, space for an under-counter fridge and freezer, and a designated area for a washing machine. An integrated stove with a separate oven, complemented by an overhead extractor fan, ensures a seamless cooking experience. The dual sink, accentuated with chrome handles on the cupboards, adds a touch of sophistication. Dual windows allow ample natural light, creating a bright and airy ambience.

A convenient storage cupboard with lighting is discreetly tucked under the stairs, offering excellent storage solutions.

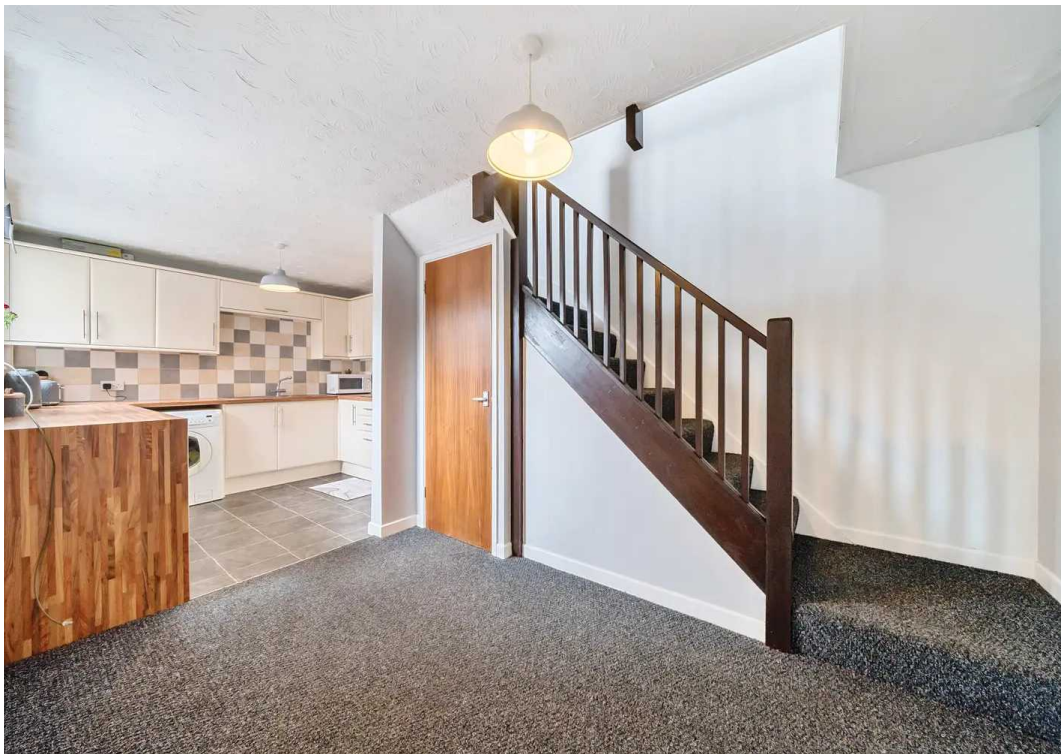
Moving to the first floor landing, you'll find easy access to the loft hatch, ideal for additional storage, and a practical airing cupboard housing the boiler, ensuring consistent warmth throughout the home.

To the right, the second bedroom awaits, its generous proportions and fitted mirrored wardrobes offering both space and elegance.

Continuing along the landing, to the left, awaits the well-appointed shower wet room, complete with a WC and hand wash basin, offering both convenience and functionality.

Returning down the hallway, you'll encounter the spacious principal bedroom, adorned with carpet flooring, creating an inviting atmosphere for relaxation.

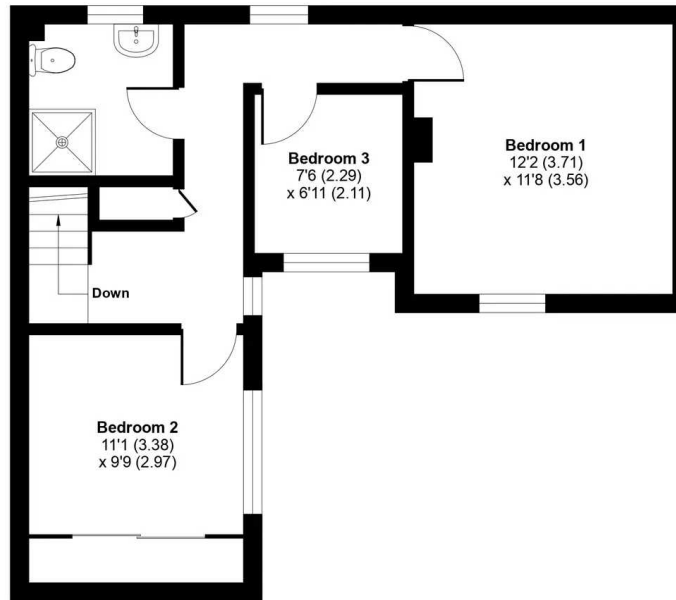
Lastly, the third bedroom, though single, offers ample space, promising comfort and versatility to accommodate various needs.



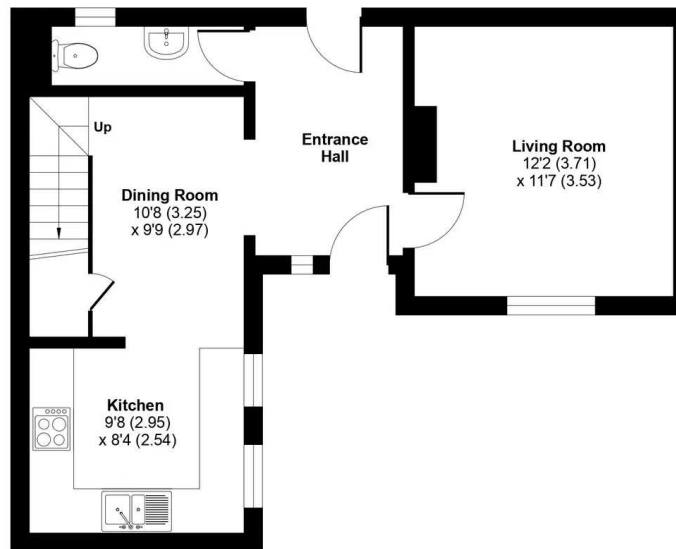
# Magdalen Street, Thetford, IP24

Approximate Area = 906 sq ft / 84.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## Front Garden

## Rear Garden

Step outside to discover a quaint courtyard garden, perfect for enjoying a morning coffee. With its prime location, just moments away from local amenities and public transport, this home offers the perfect blend of convenience and tranquility. This property is not just a house; it's a place where you can create lasting memories and truly feel at home.

## Allocated parking

1 Parking Space

**AGENTS NOTE:** *Our client(s) are in the process of applying for probate. No exchange of contracts can take place until this has been granted.*

Council Tax band: A

Tenure: Freehold





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

thetford@locationlocation.com  
www.locationlocation.com

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