



Jellicoe Place, Thetford, IP24 2JU

welcome to

Jellicoe Place, Thetford

A chance to purchase a superbly presented SEMI DETACHED house which has been EXTENDED and offers spacious 3 bedroom accommodation together with fitted KITCHEN, BREAKFAST AREA, FAMILY ROOM space, DOWNSTAIRS CLOAKROOM and ample DRIVEWAY parking. A viewing is advised to appreciate the quality on offer!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road links convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

Entrance Hall

Door to the front aspect. Stairs leading up to the first floor landing. Tiled flooring. Understairs cupboard.

Cloakroom

Window to the side aspect. Wash hand basin. Low level W.C.

Lounge

25' 4" Max x 11' 2" Max (7.72m Max x 3.40m Max)
Window to the front aspect. Feature fireplace with inset gas fire. Radiator. Television point. Door leading into :-

Family Room Area

9' 9" x 8' 4" (2.97m x 2.54m)
Two skylights. Radiator. Door leading to the rear garden.

Kitchen

10' 9" x 8' (3.28m x 2.44m)
Window to the side aspect. Fully fitted with a matching range of base and eye level units with work surfaces over. Electric oven with electric hob and extractor hood over. Plumbing for washing machine and dishwasher. Inset stainless steel sink with mixer tap over. Tiled flooring.

Breakfast Room Area

10' 5" x 6' 8" (3.17m x 2.03m)
Door to the rear aspect. Tiled flooring. Radiator.

First Floor Landing

Airing cupboard.

Bedroom 1

11' 4" Max x 10' 8" Max (3.45m Max x 3.25m Max)
Window to the rear aspect. Built in wardrobes. Radiator.

Bedroom 2

11' 7" x 9' 8" (3.53m x 2.95m)
Window to the front aspect. Cupboard. Radiator.

Bedroom 3

8' 2" x 7' 7" (2.49m x 2.31m)
Window to the front aspect. Radiator.

Bathroom

Window to the rear aspect. Shower cubicle. Low level W.C. Wash hand basin. Panel bath with shower head over. Heated towel rail.

Rear Garden

Lawn area with shed and greenhouse.

Driveway

Brickweave area providing plentiful parking.



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welcome to

Jellicoe Place, Thetford

- Semi Detached House
- Superbly presented
- 3 bedrooms
- Cul De sac position, ample driveway parking
- Popular location

Tenure: Freehold EPC Rating: E

Offers in Excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107123 - 0001

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