



23b Old Market Street, Thetford, IP24 2EQ

welcome to

Old Market Street, Thetford

Built by Waves of London, Old Market Street is an exemplary selection of new and converted homes in the heart of Thetford! 23b offers you two double bedrooms, both with en-suites, downstairs W.C, a modern kitchen/diner, separate lounge and a prime location!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, 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.

The Accommodation

Entrance door to:

Entrance Hall

10' 11" x 9' 2" (3.33m x 2.79m)

With stairs to first floor landing, under stairs storage cupboard, ceiling spotlights, wood effect vinyl flooring and radiator.

Kitchen / Diner

17' 3" x 14' 8" (5.26m x 4.47m)

With a range of fitted wall and base units with work surface over, inset 1 1/2 bowl sink unit with mixer tap over, integrated electric oven, integrated hob with cooker hood over, integrated dishwasher, integrated fridge/freezer, wood effect vinyl flooring, ceiling spotlights, window to front and radiator.

Downstairs W.C

With low level W.C, wash hand basin with mixer tap over, tiled splashback, wood effect vinyl flooring, ceiling spotlights and heated towel rail.

Living Room

11' 8" x 15' 11" (3.56m x 4.85m)

With window to front, patio doors opening out to the rear garden, wood effect vinyl flooring and radiator.

First Floor Landing

With window to front, carpet, ceiling spotlights, access to the loft space and radiator.

Master Bedroom

11' 7" x 16' (3.53m x 4.88m)

With dual aspect windows to the front and side, carpet, ceiling spotlights and radiator.

Master En-Suite

With low level W.C, wash hand basin with mixer tap over, tiled splashback, walk-in shower cubicle with shower attachment over, wood effect vinyl flooring, ceiling spotlights, Velux skylight to rear and heated towel rail.

Bedroom Two

10' 4" x 14' 9" (3.15m x 4.50m)

With window to front, carpet, ceiling spotlights and radiator.

En-Suite

With low level W.C, wash hand basin with mixer tap over, tiled splashback, walk-in shower cubicle with shower attachment over, wood effect vinyl flooring, ceiling spotlights, Velux skylight to rear and heated towel rail.

Garden

To the rear of the property, there is a courtyard garden.

Parking

The property has residents only parking for one vehicle with further on-street parking available close by, if required.



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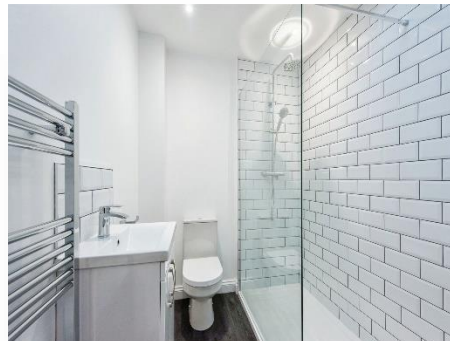
Old Market Street, Thetford

- New Build Property in the Heart of Thetford
- Two Bedrooms with En-Suites & Downstairs W.C
- Residents Only Parking for One Vehicle
- Courtyard Garden to Rear
- Built and Finished to a High Specification
- Easy Access to the A11 and Local Amenities
- Sold with No Chain!
- Viewing Essential

Tenure: Freehold EPC Rating: B

Offers in Excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107494 - 0001

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