



**25 Old Market Street, Thetford, IP24 2EQ**

**welcome to**

**Old Market Street, Thetford**

A brand new home, built to an extremely high standard! 25 Old Market Street is a popular style of home, split across three floors! Offering three proportionate bedrooms, four piece en-suite, family bathroom and downstairs W.C, light and spacious rooms and residents only parking, VIEWING IS A MUST!



## 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

With stairs to first floor landing, under stairs storage cupboard, vaulted ceiling with downlights and radiator.

### Downstairs W.C

With low level W.C, vanity style wash hand basin with cupboard below and mixer tap over, extractor fan and heated towel rail.

### Living / Dining Room

16' 2" x 16' 3" ( 4.93m x 4.95m )

With window to front, patio doors opening out to the rear garden, downlights and two radiators.

### Kitchen

9' 5" x 7' 11" ( 2.87m x 2.41m )

With a range of wall and base units with work surface over, inset 1 1/2 bowl sink unit with mixer tap over, integrated oven, integrated electric hob with stainless steel splashback and cooker hood over, integrated fridge/freezer, space and plumbing for dishwasher, valuted ceiling with downlights, wall mounted gas combi boiler inside cupboard, window to front and radiator.

### Utility Room

4' x 6' 10" ( 1.22m x 2.08m )

With a range of base units with work surface over, space and plumbing for washing machine, space for tumble dryer and window to rear.

### First Floor Landing

With stairs to second floor landing with under stairs storage cupboard and downlights.

### Bedroom Two

16' 2" x 9' 2" ( 4.93m x 2.79m )

With window to front, built in storage cupboard, radiator and downlights.

### Bedroom Three

6' 2" x 12' 11" ( 1.88m x 3.94m )

With window to front, built in wardrobe, downlights and radiator.

### Shower Room

With low level W.C, vanity style wash hand basin with cupboard below and mixer tap over, shower cubicle with shower attachment over, partially tiled walls, extractor fan, downlights, window to rear and heated towel rail.

### Second Floor Landing

With window to rear.

### Master Bedroom

10' 11" x 15' 10" ( 3.33m x 4.83m )

With dual aspect windows to the front and side, access to the loft space, downlights and two radiators.

### Master En-Suite

With low level W.C, vanity style wash hand basin with cupboard below and mixer tap over, bath with shower attachment and mixer tap over, partially tiled walls, extractor fan, downlights, Velux skylight to front and heated towel rail.

### Parking

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



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welcome to

## Old Market Street, Thetford

- Three Storey Accommodation
- Newly Built Three Bedroom Home
- Master En-Suite, Family Shower Room & Downstairs W.C
- Kitchen with Adjoining Utility Room
- Light and Spacious Rooms
- Built to a High Standard Throughout
- Residents Only Off Road Parking for One Vehicle
- Viewing Essential!

Tenure: Freehold EPC Rating: B

## Offers in Excess of £285,000



Please note the marker reflects the postcode not the actual property

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