



St. Johns Way, Thetford, IP24 3PA

welcome to

St. Johns Way, Thetford

Thought to suit both homemovers and investors, this well presented end-terraced home offers well presented and spacious accommodation, three good sized bedrooms, bathroom with separate cloakroom and a great garden, all within an extremely sought after area!



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

Door to front, built in understair cupboard, stairs to first floor landing. Radiator.

Lounge

17' x 11' 9" (5.18m x 3.58m)
Inset fireplace, TV point, window to front aspect and door leading to garden.

Kitchen / Diner

19' max. x 9' 10" max. (5.79m max. x 3.00m max.)
Fitted with a range of wall and base units with work surfaces over, inset 1.5 stainless steel sink drainer, electric oven, electric hob with cookerhood over, plumbing and space for washing machine, space for fridge/freezer, window to front aspect, door to front. Radiator.

First Floor Landing

Bedroom One

12' 3" to wardrobes. x 8' 5" (3.73m to wardrobes. x 2.57m)
Built in wardrobes, window to front aspect. Radiator.

Bedroom Two

13' 1" x 9' 8" (3.99m x 2.95m)
Window to front. Radiator.

Bedroom Three

9' 7" x 6' 5" (2.92m x 1.96m)
Built in cupboard, window to front aspect. Radiator.

Cloakroom

Low level wc, window to rear aspect.

Bathroom

With inset wash hand basin, bath, tiled walls and window to rear aspect.

Outside

The enclosed rear garden is mainly laid to lawn with a paved patio area.



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welcome to

St. Johns Way, Thetford

- Spacious End-Terraced House
- Three Good Sized Bedrooms
- Lengthy Kitchen/Diner
- Great Sized Garden
- Popular Location within Thetford
- Family Bathroom with Separate Cloakroom
- Well Presented Throughout
- Viewing Essential!

Tenure: Freehold EPC Rating: D

Offers in Excess of

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107516 - 0001

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