



Woodruff Road, Thetford, IP24 2TX

welcome to

Woodruff Road, Thetford

A lovely and spacious detached family home on the popular Cloverfields development! Offering four bedrooms, master en-suite & family bathroom and being well presented, there is great space on offer here!



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 criss-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 door to front, stairs to first floor landing and radiator.

Downstairs Cloakroom

With W.C, wash hand basin and radiator.

Lounge

19' 5" x 10' 3" (5.92m x 3.12m)

With fireplace, window to front, door to rear and radiator.

Dining Room

12' 2" x 7' 4" (3.71m x 2.24m)

With window to front, door to rear and radiator.

Kitchen

13' 7" x 12' 1" (4.14m x 3.68m)

With a range of fitted kitchen units with work surface over, stainless steel 1 1/2 bowl sink unit with mixer tap over, breakfast bar, window to rear and radiator.

Utility Room

9' 5" x 5' 8" (2.87m x 1.73m)

With door to rear and radiator.

First Floor Landing

Bedroom One

11' 10" max. x 10' 4" plus recess. (3.61m max. x 3.15m plus recess.)

With a range of fitted wardrobes, window to front and radiator.

En-Suite

With W.C, wash hand basin, shower cubicle, window to front and radiator.

Bedroom Two

10' 8" x 9' 5" plus recess. (3.25m x 2.87m plus recess.)

With a range of fitted wardrobes, window to side and radiator.

Bedroom Three

10' 2" max. x 7' 4" max. (3.10m max. x 2.24m max.)

With window to front and radiator.

Bedroom Four

10' 9" x 7' 9" (3.28m x 2.36m)

With a range of fitted wardrobes, window to front and radiator.

Bathroom

With W.C, wash hand basin, panelled bath with mains shower attachment over, window to side and radiator.

Outside

To the front of the property is a gravelled garden with a driveway, providing off road parking and access to:

Garage

19' 5" x 9' (5.92m x 2.74m)

With an up and over door and power and light connected.



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welcome to

Woodruff Road, Thetford

- Detached Family Home
- Master En-Suite, Downstairs W.C & Family Bathroom
- Four Bedrooms
- Garage and Off Road Parking
- Separate Living and Dining Rooms
- Popular Location
- Viewing Essential!

Tenure: Freehold EPC Rating: C

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF106915 - 0002

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william h brown



01842 753559



Thetford@williambrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williambrown.co.uk