



**Norwich Road, Thetford, IP24 2JA**

**welcome to**

**Norwich Road, Thetford**

In a great town centre location, this terraced home is worthy of a viewing! Having three good sized bedrooms, master en-suite, downstairs W.C, garage & parking to rear & a low maintenance rear garden, all within walking distance of local amenities, what are you waiting for?



## 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 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

Door to front aspect, a radiator and stairs leading to the First Floor Landing.

### Cloakroom

Window to rear aspect. Low level WC, hand wash basin and a radiator.

### Lounge

15' 10" plus recess. x 10' ( 4.83m plus recess. x 3.05m )  
Bay window toward the front. Two radiators, a TV point, and French doors leading to the Rear Garden.

### Kitchen

15' 8" max. x 10' 8" max. ( 4.78m max. x 3.25m max. )  
Window to front aspect. Brand new boiler! Fitted Kitchen with wall and base units, plus work surfaces over. Electric oven with a gas hob. Stainless steel, 1 and a half bowl sink, with mixer taps over. A radiator, plus plumbing for a washing machine as well as a dishwasher.

### First Floor Landing

Loft access.

### Bedroom One

10' 3" max. x 10' plus recess. ( 3.12m max. x 3.05m plus recess. )  
Front facing window, radiator and a built in wardrobe.

### En-Suite

Window to rear aspect. Low level WC, Shower cubicle and a radiator.

### Bedroom Two

12' 5" x 8' 4" ( 3.78m x 2.54m )  
Window to front, with a radiator. Irregular shaped room.

### Bedroom Three

11' 11" x 6' 11" ( 3.63m x 2.11m )  
Window to rear aspect, with a radiator. Irregular Shaped room.

### Bathroom

Window to rear aspect. WC, hand wash basin, shaver point, extractor fan, bath tub with a shower over, plus a radiator.

### Rear Garden

Patio area and a gate toward the rear of the garden.

### Front Area

Garage plus space to park.



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welcome to

## Norwich Road, Thetford

- Terraced Home
- Three Bedrooms
- Master En-Suite, Family Bathroom & Downstairs W.C
- Garage and Parking to Rear
- Town Centre Location
- A Great Family Home
- Viewing Essential!

Tenure: Freehold EPC Rating: C

# £235,000



Please note the marker reflects the postcode not the actual property

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