



**Old Bury Road, Thetford, IP24 3AN**

**welcome to**

**Old Bury Road, Thetford**

GUIDE PRICE: £315,000 - £325,000! With a sense of charm and character throughout, this semi-detached home must be viewed! Offering three good sized bedrooms, two reception rooms, a feature logburner for those cosier evenings and a lovely, sunny, landscaped garden to rear, this is set to make a wonderful family home!



## 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 door and window to front and stairs to first floor landing.

### Cloakroom

With low level W.C, wash hand basin, window to front and radiator.

### Living Room

14' 4" x 12' 5" ( 4.37m x 3.78m )

With TV point, bay window to front, two windows to side and radiator.

### Dining Room

16' 10" x 9' 2" ( 5.13m x 2.79m )

With door to rear and radiator.

### Kitchen

16' 4" x 7' 1" ( 4.98m x 2.16m )

With a range of fitted kitchen units at wall and base level with work surface over, electric oven, electric hob, integrated fridge/freezer, integrated washing machine, eye level microwave, oven, central heating boiler, two windows to rear and radiator.

### First Floor Landing

With window to front.

### Bedroom One

15' 2" max. x 13' max. ( 4.62m max. x 3.96m max. )

With dual aspect windows to both the front and side and radiator.

### Bedroom Two

10' 11" max. x 9' 3" max. ( 3.33m max. x 2.82m max. )

With built in cupboards, window to rear and radiator.

### Bedroom Three

8' 11" x 7' 6" ( 2.72m x 2.29m )

With skylight and radiator.

## Shower Room

With low level W.C, wash hand basin, shower cubicle with shower attachment over, window to front and radiator.

## Outside

To the rear of the property is a landscaped garden with a lawned area, paved patio, a range of mature shrubs and plants throughout, raised beds and gate to rear.



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## Old Bury Road, Thetford

- GUIDE PRICE: £315,000 - £325,000!
- Three Good Sized Bedrooms
- Two Reception Rooms
- Heaps of Kerb Appeal
- Lovely Landscaped Garden to Rear
- A Sense of Charm and Character Throughout
- A Cosy Lounge with Feature Logburner
- Call Now for More Details!

Tenure: Freehold EPC Rating: E

# £325,000



Please note the marker reflects the postcode not the actual property

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