



**Stuart Drive, Thetford, IP24 3GA**

**welcome to**

**Stuart Drive, Thetford**

Having undergone a recent programme of high standard refurbishments, this detached family home is bound to impress! Offering four good sized bedrooms, a modern, high-spec kitchen with adjoining utility room, master en-suite and a beautiful landscaped rear garden, there is plenty 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 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 to front and stairs to first floor landing.

### Downstairs Cloakroom

With low level W.C, wash hand basin with taps over and window to front.

### Study

10' 3" x 6' 3" ( 3.12m x 1.91m )  
With window to front and radiator.

### Living Room

14' 7" x 12' 11" ( 4.45m x 3.94m )  
With feature TV wall and incorporated shelving either side, TV point, door to rear garden and radiator.

### Kitchen / Diner

20' 11" max. x 10' 1" max. ( 6.38m max. x 3.07m max. )  
Incorporating a newly fitted, sleek kitchen with a range of fitted units at wall and base level with work surface over, integrated eye level double oven, integrated gas hob with stainless steel cooker hood and splashback over, integrated fridge/freezer, sink unit with mixer tap and drainer over, window to rear and radiator.

### Utility Room

With a range of fitted kitchen units with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer and door to rear garden.

### First Floor Landing

### Master Bedroom

13' 2" x 9' 6" ( 4.01m x 2.90m )  
With built in storage cupboard/wardrobe, TV point, window to front and radiator.

### Master En-Suite

With low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with mains shower attachment over and heated towel rail.

### Bedroom Two

11' 7" x 11' 4" ( 3.53m x 3.45m )  
With window to rear and radiator.

### Bedroom Three

11' 4" x 9' 7" ( 3.45m x 2.92m )  
With window to rear and radiator.

### Bedroom Four / Dressing Room

11' 1" x 7' 8" ( 3.38m x 2.34m )  
With a range of fitted wardrobes, window to rear and radiator.

### Family Bathroom

With low level W.C, wash hand basin with mixer tap over, bath unit, fully tiled walls and radiator.

### Outside

#### Front Garden

To the front of the property is a shingled front garden with a concrete driveway, with a fitted electric vehicle charging point, providing space for off road parking and access to:

#### Garage

Being fully carpeted with a garage door to front and personal door to side.

#### Rear Garden

To the rear of the property is an enclosed, landscaped rear garden which is easy to maintain with an area of artificial lawn with a further, lowered garden which features a timber shed.



**view this property online** [williamhbrown.co.uk/Property/THF107435](http://williamhbrown.co.uk/Property/THF107435)



welcome to

## Stuart Drive, Thetford

- Extensively Refurbished Detached Family Home
- Four Good Sized Bedrooms
- Master En-Suite, Family Bathroom & Downstairs Cloakroom
- Modern Kitchen with a Range of Integrated Appliances
- Adjoining Utility Room
- Beautiful, Low Maintenance Landscaped Rear Garden
- Sought After Town Location
- Garage & Driveway, with Electric Vehicle Charging Point

Tenure: Freehold EPC Rating: B

Offers in Excess of

**£450,000**



**view this property online** [williamhbrown.co.uk/Property/THF107435](http://williamhbrown.co.uk/Property/THF107435)



Property Ref:  
THF107435 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01842 753559**



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



**williamhbrown.co.uk**