



Old Bury Road, Thetford, IP24 3AL

welcome to

Old Bury Road, Thetford

An exquisite Grade II Listed family home which has undergone an extensive programme of high specification refurbishments throughout! Incorporating two double bedrooms, immaculate presentation, a charming courtyard garden & character features, all within a great location within a bustling market town



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 original door to front, original staircase which leads to the first floor, tiled flooring with underfloor heating and doors to ground floor rooms and basement.

Living Room

13' 7" x 12' 10" (4.14m x 3.91m)

With a feature woodburner inset into a fireplace, TV point, sash window to front with draft proofing, original window shutters and porcelain tiled flooring with underfloor heating.

Dining Room

11' 11" x 10' 6" (3.63m x 3.20m)

With built in storage cupboard, drinks cabinet with marble worktop over, sash window to front with draft proofing, original window shutters and porcelain tiled flooring with underfloor heating.

Kitchen

11' 1" x 9' 7" (3.38m x 2.92m)

With a range of fitted kitchen units at wall and base level with work surface over, inset composite sunk unit with mixer tap over, integrated Neff double oven, integrated Neff induction hob with cooker hood over, integrated dishwasher, integrated washing machine, fridge/freezer, walk-in larder with lighting, door and window to rear and porcelain tiled flooring.

Cloakroom

With W.C, wash hand basin with mixer taps over and tiled flooring with underfloor heating.

Basement

15' 7" x 12' 6" (4.75m x 3.81m)

With feature fireplace, ventilation system and window to rear.

First Floor Landing

With access to the loft space and sash window to rear with draft proofing.

Master Bedroom

13' 6" max. x 13' 3" max. (4.11m max. x 4.04m max.)

With sash window to front with draft proofing and radiator.

Master En-Suite

With low level W.C, wash hand basin with mixer taps over, walk-in shower cubicle with shower attachment over, ventilation system, sash window to front with draft proofing, tiled flooring with underfloor heating and heated towel rail.

Bedroom Two

11' 8" max. x 10' 6" max. (3.56m max. x 3.20m max.)

With built in airing cupboard, sash window to front with draft proofing and radiator.

Family Bathroom

With W.C, wash hand basin with mixer taps over and vanity unit below, double walk-in shower cubicle with shower attachment over, roll top bath with mixer taps over, tiled flooring with underfloor heating, two double glazed windows, ventilation system, storage alcoves and heated towel rail.

Outside

Front Garden

To the front of the property is a shingled garden, which is enclosed by iron fencing with a gate to the front, with a range of rose bushes throughout.

Courtyard Garden

To the rear, the courtyard garden is fully enclosed with tall walls and has a range of shrubs and trees throughout, an external power supply, lighting throughout, a large shed with power and light connected and a gate to the side.



check out more properties at williamhbrown.co.uk



welcome to

Old Bury Road, Thetford

- Exquisite Grade II Listed Family Home
- Refurbished to an Extremely High Standard Throughout
- Two Double Bedrooms, with Master En-Suite
- Further Four Piece Family Bathroom & Downstairs W.C
- A Stunning Blend of Charm & Character with a Contemporary Twist
- Sleek Kitchen with a Range of Integrated Appliances
- Conveniently Located for Local Schools and Travel Links
- Peaceful Courtyard Garden to Rear

Tenure: Freehold EPC Rating: E

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
THF107545 - 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