



Benbow Road, Thetford, IP24 2TN

welcome to

Benbow Road, Thetford

GUIDE PRICE: £265,000-£270,000! A spacious home which offers more than what meets the eye! With separate living and dining rooms, plus a further garden room, plenty of potential to improve throughout, three good sized bedrooms, downstairs W.C & upstairs shower room, there is plenty to see!



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 stairs to the first floor landing.

Downstairs W.C

With W.C, sink and window.

Living Room

13' 1" x 13' 7" (3.99m x 4.14m)

With window to front.

Dining Room

11' 3" x 8' 10" (3.43m x 2.69m)

Being open plan to the Kitchen & Garden Room.

Kitchen

7' 7" x 11' 3" (2.31m x 3.43m)

With under stairs storage, double oven and plenty of storage space.

Garden Room

11' x 8' 10" (3.35m x 2.69m)

With doors leading to both the garden and driveway.

First Floor Landing

With two built in storage cupboards and access to the loft space.

Bedroom One

10' x 11' 1" (3.05m x 3.38m)

With double fitted wardrobe and window to rear.

Bedroom Two

10' x 11' 4" (3.05m x 3.45m)

With double fitted wardrobe and window to front.

Bedroom Three

6' 6" x 8' 6" (1.98m x 2.59m)

With window to front.

Shower Room

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over and window to rear.

Outside

Front Garden

To the front, there is a brickweave driveway, providing plenty of off road parking space and access to:

Garage

Rear Garden

To the rear, the garden is largely lawned with a brickweave patio area and garden shed.



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Benbow Road, Thetford

- GUIDE PRICE: £265,000-£270,000
- Spacious End-Terraced House
- Separate Living and Dining Rooms plus a Garden Room
- Downstairs W.C & Upstairs Shower Room
- Plenty of Potential Throughout
- Lengthy Garden to Rear
- Garage & Ample Driveway Parking

Tenure: Freehold EPC Rating: Awaited

Offers in Excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107492 - 0001

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