



**Stanford Road, Thetford, IP24 1FH**



**welcome to**

**Stanford Road, Thetford**

This is truly a stunning example of a great family home! Being immaculately presented throughout, the property is link-detached and offers four bedrooms, master en-suite, downstairs W.C, lovely rear garden, car port for parking and a modern kitchen with a suite of integrated appliances!



## 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 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, stairs to the first floor landing, built in under stairs storage cupboard and radiator.

### Downstairs Cloakroom

With low level W.C, wash hand basin and heated towel rail.

### Living Room

16' 1" x 11' 4" ( 4.90m x 3.45m )

With feature fireplace, TV point, sliding patio doors to the rear, further window to rear and radiator.

### Study / Dining Room

9' 6" x 7' 8" plus recess. ( 2.90m x 2.34m plus recess. )

With bay window to front and radiator.

### Kitchen / Breakfast Room

12' 11" x 9' 11" ( 3.94m x 3.02m )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with filter kettle tap over, electric oven, electric hob, integrated microwave, integrated washing machine, integrated dishwasher, integrated fridge/freezer, door to rear and radiator.

### First Floor Landing

With built in storage cupboard.

### Master Bedroom

14' 10" max. x 10' 2" max. ( 4.52m max. x 3.10m max. )

With window to rear and radiator.

### Master En-Suite

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over, partly tiled walls, shaver point, heated towel rail and window to rear.

### Bedroom Two

14' 5" x 8' 2" ( 4.39m x 2.49m )

With window to front and radiator.

### Bedroom Three

11' 9" into bay window. x 9' 9" ( 3.58m into bay window. x 2.97m )

With bay window to front and radiator.

### Bedroom Four

10' 2" x 8' 2" ( 3.10m x 2.49m )

With window to rear and radiator.

### Family Bathroom

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

### Outside

To the rear, the garden is largely laid to lawn with a paved patio area.



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## **Stanford Road, Thetford**

- Immaculately Presented Family Home
- Four Bedrooms
- Master En-Suite, Family Bathroom & Downstairs W.C
- Garage, Driveway & Car Port for Parking
- Living Room & Separate Study/Dining Room
- Modern Kitchen with a Range of Built in Appliances
- Sought After Location
- Close to Local Amenities & Transport Links

Tenure: Freehold EPC Rating: C

# £325,000



Please note the marker reflects the postcode not the actual property

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