



Orchard Way, Thetford, IP24 2JF

welcome to

Orchard Way, Thetford

Found in a great location, this detached bungalow is a must see! Boasting three good sized bedrooms, with a dressing room/study off the master, a light & spacious kitchen/diner, separate lounge, garage & plenty of parking to front and great sized gardens, viewing is essential!



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

16' 10" x 4' 10" (5.13m x 1.47m)

With door to front, oak flooring and radiator.

Living Room

13' 6" x 11' 11" (4.11m x 3.63m)

With media wall, built in storage, bay window to front and two radiators.

Kitchen

22' 10" x 8' (6.96m x 2.44m)

With a range of fitted kitchen units at wall and base level with work surface over, 1 1/2 bowl sink unit with mixer tap over, space and plumbing for washing machine, integrated oven and microwave, integrated gas hob, integrated fridge/freezer, triple aspect windows to the front, side and rear, door to rear, oak flooring and radiator.

Bedroom One

11' 10" x 10' 1" (3.61m x 3.07m)

With built in wardrobes, window to front and radiator.

Bedroom Two

11' 1" x 10' 9" (3.38m x 3.28m)

With built in wardrobes, window to rear and radiator.

Dressing Room / Study Area

8' 4" x 4' 11" (2.54m x 1.50m)

With built in storage, window to rear and radiator.

Bedroom Three

10' 4" x 8' 7" (3.15m x 2.62m)

With built in wardrobes, window to rear and radiator.

Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

With low level W.C, wash hand basin with taps over, bath with shower attachment and taps over, window to rear, underfloor heating and heated towel rail.

Outside

To the rear, the garden is largely laid to lawn with a paved patio area, greenhouse and a range of plants and shrubs throughout.

Garage

16' 1" x 9' 4" (4.90m x 2.84m)

With power and light connected and an up and over door to front.



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welcome to

Orchard Way, Thetford

- Spacious Detached Bungalow
- Three Good Sized Bedrooms with Dressing Room/Study Area
- Light & Spacious Kitchen/Diner with Separate Lounge
- Good Sized Plot with Plenty of Parking to Front
- Close to Local Amenities
- Expansive Rear Garden
- Garage

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107894 - 0001

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william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk