



**St Martins Lane, Barnham, Thetford, IP24 2NQ**

**welcome to**

**St Martins Lane, Barnham, Thetford**

Located in the highly regarded village of Barnham and within easy reach of local shopping and leisure facilities, this semi-detached bungalow benefits from an enclosed rear garden, well presented accommodation, two bedrooms & a spacious living/dining room. 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

With door to side, built in airing cupboard and access to the loft space.

### Living / Dining Room

17' 7" x 10' 10" ( 5.36m x 3.30m )

With TV point, door leading out to the rear garden and radiator.

### Kitchen

10' 5" x 9' ( 3.17m x 2.74m )

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap and drainer over, electric oven, electric hob with extractor hood over, space and plumbing for washing machine, integrated fridge/freezer, central heating boiler and window to rear.

### Bedroom One

12' x 8' 8" ( 3.66m x 2.64m )

With built in wardrobes, window to front and radiator.

### Bedroom Two

8' 11" x 8' 5" ( 2.72m x 2.57m )

With window to front and radiator.

### Bathroom

With low level W.C, wash hand basin with taps over, panelled bath with taps and shower attachment over, window to side and radiator.

### Outside

To the rear, the garden is of a good size and is largely laid to lawn with a paved patio area, outside storage sheds, a greenhouse and is enclosed by hedging.



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## St Martins Lane, Barnham, Thetford

- Two Bedrooms
- Semi-Detached Bungalow
- Hugely Sought After Village Location
- Enclosed Rear Garden
- Spacious Living / Dining Room
- Well Presented Throughout
- A Great First Time or Investment Home
- Viewing Essential!

Tenure: Freehold EPC Rating: D

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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