



**Fairfields, Thetford, IP24 1LB**



**welcome to**

**Fairfields, Thetford**

Impressive end-terraced family home in a popular Thetford location, with spacious living/dining room, modern kitchen, conservatory, three bedrooms, family bathroom & private garden-viewing essential!



## Summary

This impressive end-terraced family home enjoys a prime position in Thetford, close to local schools, amenities, and transport links, making it a fantastic choice for families and commuters alike.

Lovingly maintained by the current owners, the home offers spacious and flexible accommodation. The stunning 21'9" x 13'8" living/dining room is bathed in natural light, creating a warm and inviting space for entertaining. The modern, well-equipped kitchen is perfect for cooking enthusiasts, while the conservatory provides an additional sitting or dining area, with delightful garden views and direct access to the outdoors. A downstairs W.C. adds extra practicality.

Upstairs, there are three good-sized bedrooms, all served by a well-appointed family bathroom. Outside, the private rear garden is an ideal space to relax and unwind.

With its spacious layout, sought-after location, and beautifully maintained interiors, this is a home that must be viewed to be fully appreciated!

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, stairs to the first floor landing, under stairs storage cupboard and radiator.

### Downstairs Cloakroom

With low level W.C, wash hand basin with taps over, tiled flooring, window to front and radiator.

### Living / Dining Room

21' 9" x 13' 8" ( 6.63m x 4.17m )

With TV point, feature fireplace, window to front, two radiators and door to:

### Conservatory

11' 8" x 9' 6" ( 3.56m x 2.90m )

With tiled flooring, door leading out to the rear garden and radiator.

### Kitchen

12' 9" max. x 9' 5" ( 3.89m max. x 2.87m )

With a range of fitted kitchen units at wall and base level with work surface over, inset stainless steel sink unit with mixer tap over, space for fridge/freezer, double oven with extractor hood over, space and plumbing for washing machine, door to side, window to side and archway back through to the Living Room.

### First Floor Landing

With built in airing cupboard.

### Bedroom One

14' max. x 8' 9" max. ( 4.27m max. x 2.67m max. )

With built in storage cupboard, window to front and radiator.

### Bedroom Two

12' 7" max. x 11' 10" plus recess. ( 3.84m max. x 3.61m plus recess. )

With window to side and radiator.

### Bedroom Three

11' 5" x 9' 7" ( 3.48m x 2.92m )

With window to side and radiator.

### Bathroom

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



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## Fairfields, Thetford

- End-Terraced Family Home in a Sought After Thetford Location
- Spacious 21'9 x 13'8 Living/Dining Room, Filled with Natural Light
- Modern, Well Equipped Kitchen for Effortless Cooking
- Conservatory with Garden Views & Direct Access
- Downstairs W.C For Added Convenience
- Three Good Sized Bedrooms for Flexible Living
- Family Bathroom Serving the Upper Floor
- Private Rear Garden - Perfect for Entertaining and Relaxing

Tenure: Freehold EPC Rating: C

**£255,000**



Please note the marker reflects the postcode not the actual property

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