









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. \times 8' 9" max. (4.27m max. \times 2.67m max.) With built in storage cupboard, window to front and radiator.

Bedroom Two

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





welcome to

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

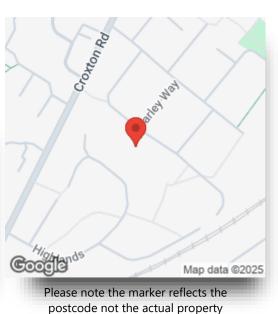
Tenure: Freehold EPC Rating: C

£255,000









check out more properties at williamhbrown.co.uk



Property Ref: THF107882 - 0001 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.