



**Campion Road, Thetford, IP24 2XT**



**welcome to**

**Campion Road, Thetford**

Immaculate detached family home! With four bedrooms, open plan kitchen/diner, sunny conservatory, solar panels, and a beautifully kept garden. Fantastic location near amenities & travel links!



## Summary

An immaculately presented detached family home situated towards the edge of a popular market town, close to local amenities and travel links-the perfect spot for those looking to put down roots in Norfolk!

From the moment you arrive, the benefits are clear! With a lawned front garden, lengthy driveway, garage, and owned outright solar panels, this property offers both curb appeal and energy efficiency.

Inside, the home opens into a welcoming entrance hall with a handy downstairs W.C. The cosy yet spacious living room provides a perfect retreat for relaxing evenings, while the open plan kitchen/diner is sure to impress with its sleek fitted kitchen and integrated appliances-perfect for family meals and entertaining guests. This space seamlessly flows into a sunny conservatory, offering additional room to enjoy, whatever the season.

Upstairs, there are four proportionate bedrooms and a family bathroom, completing the well-designed accommodation.

The well-cared-for rear garden offers a sunny, green oasis-ideal for al fresco dining, gardening, or simply relaxing with a good book.

Viewing is absolutely essential!

## 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 with taps over, built in cupboard housing washing machine and window to front.

### Living Room

16' 4" max. x 11' 11" max. ( 4.98m max. x 3.63m max. )  
With TV point, window to front and radiator.

### Kitchen

18' max. x 12' 6" max. ( 5.49m max. x 3.81m max. )  
With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, electric oven, electric hob, central island, window to rear, door to rear, two radiators and open archway to:

### Conservatory

9' 2" x 12' ( 2.79m x 3.66m )  
Being of brick and UPVC construction, with tiled flooring, door leading out to the rear garden and radiator.

## First Floor Landing

### Master Bedroom

14' x 8' 9" ( 4.27m x 2.67m )  
With fitted wardrobes, window to front and radiator.

### Bedroom Two

12' 9" x 8' 8" ( 3.89m x 2.64m )  
With fitted wardrobes, window to rear and radiator.

### Bedroom Three

9' x 7' 9" plus recess. ( 2.74m x 2.36m plus recess. )  
With window to rear and radiator.

### Bedroom Four

12' 1" max. x 9' max. ( 3.68m max. x 2.74m max. )  
With fitted wardrobes, window to front and radiator.

### Bathroom

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

## Outside

### Front Garden

To the front of the property, there is a garden which is largely laid to artificial lawn.

### Rear Garden

To the rear, the garden is well stocked and is largely laid to lawn with an array of mature trees and shrubs throughout, with a garden shed.

### Agents Note

Please note that the property comes with solar panels, which we are informed to be owned outright by the current owners.



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**welcome to**

## **Campion Road, Thetford**

- Beautifully Presented Detached Family Home
- Owned Outright Solar Panels - Great for Energy Efficiency!
- Lengthy Driveway, Garage & Lawned Front Garden
- Spacious Living Room & Sleek, Open Plan Kitchen/Diner
- Sunny Conservatory - Great for Entertaining
- Four Proportionate Bedrooms & Family Bathroom Upstairs
- Well-Kept Rear Garden - Perfect for Relaxation
- Popular Market Town Location with Great Amenities

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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