



Fairfields, Thetford, IP24 1JL

welcome to

Fairfields, Thetford

GUIDE PRICE: £220,000 – £230,000! A well presented three-bed home in a quiet Thetford cul-de-sac! Spacious living/dining room, modern kitchen, lovely garden & walking distance to schools, amenities & riverside walks. Viewing essential!



Summary

Tucked away in a quiet cul-de-sac within the ever-popular market town of Thetford, this well-presented family home is ideally located within walking distance of the town centre, riverside walks, and an excellent range of local amenities. It also falls within the catchment area for well-regarded primary and secondary schools, making it a superb choice for families looking to put down roots.

Having been well cared for by the current owners, the home offers light and spacious accommodation throughout. The living/dining room provides a warm and versatile space for cosy family nights or entertaining guests. The modern, well-equipped kitchen ensures a practical and stylish setting for everyday family life.

Upstairs, the property boasts three well-proportioned bedrooms, offering plenty of space for the whole family, and a contemporary family bathroom to complete the layout.

To the rear, the enclosed garden has been beautifully maintained, offering a fantastic outdoor area that's ideal for children to play, summer entertaining, or simply relaxing in the sun.

A wonderful home in a prime location-viewing is essential!

The Accommodation

Entrance door to:

Entrance Porch

With door and window to front and door to:

Entrance Hall

With stairs to the first floor landing and built in under stairs storage cupboard.

Living / Dining Room

20' 10" max. x 13' 5" max. (6.35m max. x 4.09m max.)

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

Kitchen

12' 5" x 9' 5" (3.78m x 2.87m)

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 with extractor hood over, space for fridge/freezer, space and plumbing for washing machine, window and door to rear and radiator.

First Floor Landing

Bedroom One

12' 4" max. x 10' max. (3.76m max. x 3.05m max.)

With window to rear and radiator.

Bedroom Two

10' 5" plus recess. x 10' 2" (3.17m plus recess. x 3.10m)

With two built in wardrobes, window to rear and radiator.

Bedroom Three

10' 2" x 6' 10" (3.10m x 2.08m)

With window to front and radiator.

Bathroom

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

Outside

To the rear, the garden is largely laid to artificial lawn with a timber decking area and a garden shed.

Garage En Bloc



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Fairfields, Thetford

- GUIDE PRICE: £220,000 – £230,000!
- Well Presented Three Bedroom Family Home
- Quiet Cul-de-Sac Location in Thetford
- Within Walking Distance of Town Centre & Riverside Walks
- Catchment Area for Excellent Schools
- Spacious Living/Dining Room - Perfect for Entertaining
- Contemporary Family Bathroom
- Beautifully Maintained Rear Garden

Tenure: Freehold EPC Rating: Awaited

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107952 - 0003

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william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk