



St. Johns Way, Thetford, IP24 3PB

welcome to

St. Johns Way, Thetford

Sold with no chain! A truly stunning three-bed semi-detached home which has undergone a complete programme of refurbishments in sought-after Thetford. Being immaculate throughout with open-plan living, sleek kitchen, gorgeous extension with bi-folding doors, two bathrooms & landscaped, sunny rear garden - viewing is truly essential!



Summary

Sold with no onward chain! Set within a hugely popular, family-friendly area of Thetford, this immaculately presented semi-detached home is a real gem and a must-view for buyers seeking space, style and convenience.

Perfectly positioned to enjoy all the local area has to offer-including supermarkets, shops, restaurants, excellent schools, Thetford Forest, and direct rail links to Cambridge and Norwich-this home is ideal for putting down roots.

Inside, the property has been beautifully upgraded throughout and has been fully refurbished to include a brand new heating system, full replastering, two new bathrooms, a full rewiring with new consumer unit, new doors, better insulation and new doors and sockets throughout, to name but a few! A welcoming entrance hall opens into a stylish open-plan living/dining room, perfect for relaxing or entertaining. The sleek, high-end fitted kitchen is a dream for home chefs, while the ground floor shower room adds flexibility. To the rear, a stunning extension with bi-folding doors links seamlessly with the garden, creating a light-filled, versatile space that's ideal as a playroom, second lounge or home office.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Outside, the manicured rear garden offers a peaceful and private oasis, perfect for family life or simply relaxing in the sun.



The Accommodation

Entrance door to:

Entrance Hall

With door to front and stairs to the first floor landing.

Cloakroom

With low level W.C and window to side.

Shower Room

A newly fitted suite, with shower cubicle with shower attachment over, space and plumbing for washing machine and electric floor heating system with wall mounted thermostat.

Living / Dining Room

23' 8" max. x 10' 7" (7.21m max. x 3.23m)

With TV point, under stairs pet house with flooring built in and opening onto:

Kitchen

11' 2" x 9' 6" (3.40m x 2.90m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, electric oven, electric hob, space for fridge/freezer, integrated dishwasher and electric floor heating system with wall mounted thermostat.

Extension

15' 6" x 8' 7" (4.72m x 2.62m)

With solid roofing, solid insulated walls, two roof lights, plenty of down lights, window to side, door leading out to the rear garden and radiator.

First Floor Landing

With access to the loft space with boarded storage area and new 50mm insulation.

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

With window to front and radiator.

Bedroom Two

12' 2" x 8' 8" (3.71m x 2.64m)

With window to rear and radiator.

Bedroom Three

9' 8" x 8' 2" (2.95m x 2.49m)

With window to rear and radiator.

Bathroom

A newly fitted suite, with low level W.C, wash hand basin with taps over, bath with shower head and tap over and window to front.

Outside

To the rear of the property, the garden has been beautifully landscaped and is largely laid to lawn with a range of mature shrubs throughout, a newly laid porcelain paved patio area, plenty of storage and glass house.

Garage

With power and light connected.



check out more properties at williamhbrown.co.uk

welcome to

St. Johns Way, Thetford

- Immaculately Presented Three Bedroom Semi-Detached Home, Sold with No Onward Chain!
- Hugely Popular and Family Friendly Area of Thetford
- Stylish, Open-Plan Living/Dining Room
- Contemporary Kitchen with Sleek Fitted Units
- Downstairs Shower Room & First Floor Family Bathroom
- Extension to Rear with Bi-Folding Doors to Garden
- Walking Distance to Schools, Shops, Train Station & Thetford Forest
- Beautifully Maintained Rear Garden
- A Suite of Renovations and Improvements Throughout

Tenure: Freehold EPC Rating: TBC

Offers in Excess of

£325,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
THF107697 - 0002

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.

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.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk