









# 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.





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# St. Johns Way, Thetford

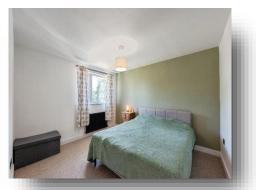
- Immaculately Presented Three Bedroom Semi-Detached Home, Sold with No Onward Chain!
- · Hugely Popular and Family Friendly Area of Thetford
- Stylish, Open-Plan Living/Dining Room
- Contemporary Kitchen with Sleek Fitted Units
- Downstairs Shower Room & First Floor Family Bathroom
- Extension to Rear 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

# £300,000









Please note the marker reflects the postcode not the actual property

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