



Newtown, Thetford, IP24 3AS

welcome to

Newtown, Thetford

In a popular location within the market town of Thetford, this semi-detached home has plenty to offer! With three good sized bedrooms, modern kitchen with adjoining utility room, downstairs cloakroom & family bathroom, a pretty landscaped rear garden and cabin, with power and light connected!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to first floor landing and radiator.

Cloakroom

With low level W.C, wash hand basin and window to rear.

Living Room

14' 6" max. x 10' 8" max. (4.42m max. x 3.25m max.)
With TV point, fireplace and window to rear.

Dining Room

11' 2" max. x 10' 1" max. (3.40m max. x 3.07m max.)
With window to front and radiator.

Kitchen

9' 11" x 7' 3" (3.02m x 2.21m)
With a range of fitted units with work surface over, stainless steel sink unit with mixer tap over, electric oven, electric hob, built in larder cupboard housing fridge/freezer and window to side.

Utility Room

With cupboard housing central heating boiler and door to rear.

First Floor Landing

With window to front.

Bedroom One

12' 8" x 10' 6" (3.86m x 3.20m)
With fireplace, built in storage cupboard, window to rear and radiator.

Bedroom Two

11' 3" max. x 8' 3" max. (3.43m max. x 2.51m max.)
With window to front and radiator.

Bedroom Three

10' 5" x 9' 9" (3.17m x 2.97m)
With window to rear and radiator.

Bathroom

With low level W.C, wash hand basin, corner bath, window to side and radiator.

Outside

To the rear of the property is a landscaped garden with a feature pond and garden shed.

Cabin

18' 10" x 13' 10" (5.74m x 4.22m)
With power and light connected and a range of fitted units.



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welcome to

Newtown, Thetford

- Semi-Detached House
- Three Bedrooms
- Well Presented Throughout
- Good Sized Gardens to the Front and Rear
- Modern Kitchen with Adjoining Utility Room
- Downstairs Cloakroom & Upstairs Family Bathroom
- Outside Cabin with Power and Light
- Viewing Essential!

Tenure: Freehold EPC Rating: Awaited

Offers in Excess of
£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THF107397 - 0002

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