



Woodlands Drive, Thetford, IP24 1JP

welcome to

Woodlands Drive, Thetford

A stunning family home in a popular location within Thetford! Having lovely, uninterrupted views and being within the catchment area of good schools, the property offers four good sized bedrooms, a modern kitchen with utility room, stunning L-shaped conservatory & well presented accommodation!



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, under stairs storage cupboard and radiator.

Cloakroom

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

Lounge

21' 11" max. x 16' 10" max. (6.68m max. x 5.13m max.)

With TV point, Bath stone fireplace surround and hearth with a feature woodburner, window to front and window to rear, door to conservatory and two radiators.

Conservatory

P-shaped conservatory, with double doors to rear and radiator.

Kitchen

13' 9" max. x 8' 11" max. (4.19m max. x 2.72m max.)

With a range of fitted units with work surface over, stainless steel sink unit with mixer tap over, space for fridge/freezer, space and plumbing for dishwasher, electric oven, gas hob, built in storage/airing cupboard with internal radiator and door to utility room.

Utility Room

10' 4" plus recess. x 7' 7" (3.15m plus recess. x 2.31m)

With two integrated under counter freezers, built in boiler cupboard, built in pantry cupboard, space and plumbing for washing machine, space for tumble dryer with worktop and cupboards over, window and door to rear garden, radiator and rear access door into garage.

First Floor Landing

With built in storage cupboard.

Bedroom One

11' x 10' 3" (3.35m x 3.12m)

With window to rear and radiator.

Bedroom Two

12' 1" x 10' 2" (3.68m x 3.10m)

With window to rear and radiator.

Bedroom Three

10' 2" x 7' 7" (3.10m x 2.31m)

With window to rear and radiator.

Bedroom Four

8' 11" x 6' 11" (2.72m x 2.11m)

With built in storage cupboard/wardrobe, window to front and radiator, currently being used as an office.

Bathroom

With low level W.C, wash hand basin with taps over, panelled bath with mains shower head over, window to front and heated towel rail.

Outside

Garage

With an up and over door to front and power and light connected.

Carport For Parking

With further space at the front for a minimum of 2 extra vehicles to be parked off road.

Garden

To the rear of the property is a south facing garden which is largely laid to lawn with a brickweave patio area and mature shrubs, with a feature pond and wood cabin with side garden shed, both having sockets and overhead lighting with insulated floor and roof. There are also three external sockets to the side of the shed.



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welcome to

Woodlands Drive, Thetford

- Detached House
- Four Bedrooms
- Uninterrupted Views from the First Floor Rear Windows over Thetford
- Double Glazing Throughout
- Good Catchment Level for All Area Schools
- Good Bus and Rail Links
- Modern Kitchen with Adjoining Utility Room
- Stunning L-Shaped Conservatory to Rear

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107535 - 0003

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