



**Old Bury Road, Thetford, IP24 3AL**

**welcome to**

## **Old Bury Road, Thetford**

A charming and spacious character home set close to Thetford town centre, offering three bedrooms, two reception rooms, a study, cellar, and plenty of scope to improve throughout. Bursting with period charm and sold with no onward chain!



## Summary

Set within a popular and well-connected area of Thetford, this imposing character property offers the rare combination of period charm, spacious interiors, and outstanding potential-all just a short commute from the town centre. With a wide range of local amenities including supermarkets, restaurants, independent shops, a cinema complex, bus station, and mainline train connections to Cambridge and Norwich, the location offers both convenience and desirability.

Offered to the market with no onward chain, the home instantly impresses with its striking kerb appeal and grand façade-a clear indicator of the charm and space found within.

Step into a welcoming entrance hall, where character features such as high ceilings and original detailing immediately set the tone. The accommodation includes a generous living room and separate formal dining room, both enjoying feature fireplaces, along with a dedicated study-perfect for home working or reading. The modern kitchen/breakfast room offers a sociable heart to the home, with ample integrated appliances and space for dining. A cellar also provides useful storage or further scope for future conversion (STPP).

Upstairs, the property boasts three well-proportioned bedrooms, each retaining character charm, and a family bathroom.

To the rear, the sizeable garden offers exciting potential. While it would benefit from some cosmetic attention, it represents a blank canvas for landscaping and entertaining!

## The Accommodation

Entrance door to:

### Entrance Hall

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

### Living Room

13' 6" x 12' 11" ( 4.11m x 3.94m )

With feature fireplace, window to front and radiator.

### Dining Room

12' 1" x 10' 5" ( 3.68m x 3.17m )

With feature fireplace, window to front and radiator.

### Kitchen

12' 8" max. x 10' 5" max. ( 3.86m max. x 3.17m max. )

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, electric oven, electric hob, breakfast bar, door leading out to the rear garden and window to rear.

### Study

11' 9" x 8' 8" ( 3.58m x 2.64m )

With feature fireplace, window to rear, door to rear and radiator.

### Cellar

### First Floor Landing

With access to the loft space.

### Bedroom One

13' 7" x 13' 2" ( 4.14m x 4.01m )

With window to front and radiator.

### Bedroom Two

11' 4" max. x 10' 5" max. ( 3.45m max. x 3.17m max. )

With built in storage cupboard, window to front and radiator.

### Bedroom Three

11' 1" x 9' 4" ( 3.38m x 2.84m )

With two windows to rear and radiator.

### Bedroom Four

11' 9" max. x 8' 8" max. ( 3.58m max. x 2.64m max. )

With built in storage cupboard, window to rear and radiator.

### Bathroom

With low level W.C, wash hand basin with taps over, panelled bath with shower head and taps over, tiled flooring, window to front and radiator.

### Outside

To the rear, the garden is largely paved with a range of mature shrubbery, potted plants and shrubs throughout.



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## **Old Bury Road, Thetford**

- Impressive Character Property with Striking Kerb Appeal
- Prime Location near Thetford Town Centre and Amenities
- Excellent Transport Links to Cambridge and Norwich
- Spacious Living Room and Separate Dining Room, Both with Feature Fireplaces
- Modern Kitchen/Breakfast Room
- Cellar
- Study / Home Office - Ideal for Remote Working
- Enclosed Rear Garden with Plenty of Potential

Tenure: Freehold EPC Rating: Awaited

# £300,000



Please note the marker reflects the postcode not the actual property

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**william h brown**



**01842 753559**



[Thetford@williamhbrown.co.uk](mailto:Thetford@williamhbrown.co.uk)



47 King Street, THETFORD, Norfolk, IP24 2AU



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**