



The Chestnuts
Thetford | Norfolk | IP24 2ET

THE PERFECT POSITION



Surrounded by common land with stunning gardens this home offers opportunity for a rural life with amenities literally just around the corner. With three large bedrooms and three reception rooms this home is ready for the next owner to come in and love it and create their own dream home.



KEY FEATURES

- Wonderful Detached Home
- Stunning Gardens - Around 0.6 Acre (stms)
- Lovely Sitting Room With Large Bay Window
- Formal Dining Room
- Kitchen Breakfast Room
- Three Generous Bedrooms
- First Floor Bathroom and Ground Floor Shower Room
- Double Garage and Off Road Parking
- No Onward Chain
- Close To Amenities

This home was built by the family that still own it and has, over the years, had many guests enjoy its comfortable welcome. A typical 1960's sturdy build, it offers opportunity for expansion whether open planning the kitchen dining space, or making the garaging into ancillary accommodation, this house has it all. The gardens are absolutely stunning offering a variety of spaces to enjoy, whether grownups relaxing with a G & T after supper or children playing hide n seek and exploring. With an alarm system, and security camera to the front of the home this is an easy house to lock up and leave too, so when away from this rural haven, you have peace of mind.

Step Inside

Entering via a wonderful porch, perfect for coats and shoes, you step into the large entrance hall with polished wooden floor and stairs in front of you and handy storage cupboard. To the left is the practical ground floor shower room whilst to the right is the bright, dual aspect sitting room with beautiful bay window and fireplace, fabulous in summer and a cosy spot in winter. Double doors lead to the conservatory, a favourite spot for taking in the serenity of the grounds, and also for the Christmas tree with its twinkling lights illuminating the garden. Coming back to the central entrance hall, straight ahead is the dining room with space for a large table and window overlooking the rear garden. Then comes the kitchen, with island seating for four, handy for breakfast and weekday suppers and for guests chatting whilst dinner is prepared. Off the kitchen is a walk-in pantry (every cook's dream!) and a door to a covered walkway from the driveway to the rear garden, with doors each end. This houses a space for boiler and laundry appliances, plus another cupboard for storage. Off the walkway is a door to the garage.





KEY FEATURES

A New Chapter

This well-built home lends itself to a contemporary makeover with its versatile layout. There is opportunity to extend the kitchen into the covered walkway and one of the garages and could make a magnificent family room with garden vista; or perhaps convert the garaging for extra accommodation for multi-generational living space, there are endless possibilities. The large sitting room fireplace uses a gas fire currently but once had open fires so could easily be opened up again for a wood burner. The first floor middle bedroom was once two singles and with the window configuration could easily become a child's room and a home office, or two single rooms if needed. This home has enjoyed many milestones celebrations with a wedding reception and christening parties in the gardens, the guests sprawling out onto the wide terrace for a sunny afternoon of alfresco fun and plenty of room for everyone to sleepover after the festivities. The house is ready for a new beginning and owners to come in and make their own memories here now.

Explore Upstairs

The stairs lead to a large landing with three useful storage cupboards. Straight ahead is a double room with built in wardrobes and a sink. The generous family bathroom sits next to this. A wonderfully light bedroom sits right at the top of the stairs with ingenious wardrobes and cupboards which pull out to make a work from home desk, hobby station, sewing base, whatever you need it to be - and it all just pops away into cupboards when you are finished. The substantial principal bedroom offers a whole wall of wardrobes and windows with views over the gardens and beyond.

Step Outside

The original handsome metal gates still welcome you into the sweeping driveway with double garage and plenty of parking space for guests. A few steps down to the front gardens displays a neat lawn bordered by mature trees and hedging providing a very private plot. The glorious fully enclosed rear gardens are a testament to the current owners love of gardening. With pretty arches for roses to climb, a pond and mature trees beyond you are spoilt for choice on where to rest. The senses are indulged with Wisteria on the back wall a feast for your eyes, the Magnolia tree to the right with beautiful scent and the roses offering both colour and fragrance. If you are more of an active gardener then there is space at the end of the grounds for a spot of market gardening, veggie patches and greenhouse all in situ. The lake, common land, and River Thet are all just outside the borders of the home and offer an abundance of visiting wildlife including flocks of Canada geese and add to the ambience.

























INFORMATION



On The Doorstep

Situated in a sought-after residential area in Thetford, within walking distance of the town, river walks and the British Trust for Ornithology this location is hard to beat. Thetford Forest, is a haven for outdoors enthusiasts and offers beautiful walks and cycle trails. Brettenham Heath National Nature Reserve and Nunnery Lakes Nature Reserve, offer huge expanses of Breckland heath, woodland, fen, and open water habitats to explore. The bustling market town offers GP surgeries, dentist, vets, sports centre complex with swimming pool and of course supermarkets and independent shops. Schooling is local too with a range of primary schools within the town, a private secondary school and state secondary school/sixth form.

How Far Is It To....

Thetford is in south Norfolk, close to the Suffolk border. With the A11 easily accessible it is approximately 33 miles to Cambridge and 31 miles to Norwich, both offering universities, culture and art and a vibrant city centre. For commuters, Thetford has a mainline railway station with easy access to London, The Midlands, and The North.

Directions:

Proceed from the market town of Diss along the A1066 in the direction of Thetford. On arriving at the town of Thetford and the roundabout take the second exit onto Castle Street. The property is found on the left-hand side set back from the road.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///infringe.following.twisty](https://infringe.following.twisty)

Services, District Council and Tenure

Gas Fired Central Heating

Mains Electricity, Water & Drainage

Broadband Available – Please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Breckland District Council – Band E – Freehold



Ground Floor
Floor area 93.8 sq.m.

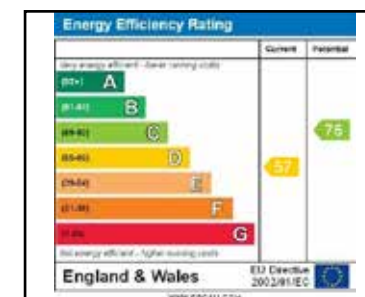


First Floor
Floor area 69.8 sq.m.

Total floor area: 163.6 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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