

92 Redgate - £300,000

Thetford IP24 2HB



"Consistently providing outstanding service to our clients"

£300,000

The Property

Are you searching for a property perfect for multi-generational living? Look no further than this four bedroom bungalow situated in the heart of Thetford.

SITUATION LOCATION

Chilterns are pleased to bring this four bedroom detached bungalow to the market which is situated within walking distance of the town centre and local amenities. The property has a huge amount of potential for a purchaser and would make an ideal multi-generational living family home.

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

ENTRANCE HALL

Doors to all accommodation, airing cupboard housing gas boiler, access to loft space (loft boarded with ladder and power), laminate flooring, radiator.

BEDROOM ONE

UPVC window to front, fitted carpet, radiator.

BEDROOM TWO

UPVC to side, laminate flooring, radiator.

BATHROOM

Four piece suite comprising; WC, shower cubicle with shower over, panelled bath, wash basin, tiled flooring, fully tiled walls, heated towel rail, UPVC sealed unit double glazed window to side.

KITCHEN

Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating stainless steel sink unit with mixer tap over, electric oven and hob with extractor over, part tiled walls, UPVC sealed unit double glazed window to front, laminate flooring, UPVC sealed unit double glazed door to:

LEAN TO

Of wooden construction with polycarbonate roof, windows to side and rear, doors to front and rear, vinyl flooring, radiator.

Features

- **FOUR-FIVE BEDROOM DETACHED BUNGALOW**
- **POTENTIAL TO ADD YOUR OWN STAMP**
- **HUGE POTENTIAL**
- **POPULAR RESIDENTIAL AREA**
- **IDEAL HOME FOR MULTI-GENERATIONAL LIVING**
- **CONVERTED GARAGE**
- **GAS CENTRAL HEATING**
- **ENCLOSED REAR GARDEN**
- **PLENITFUL OFF ROAD PARKING**
- **OFFERED ON A CHAIN FREE BASIS!**





EN SUITE WET ROOM

Two piece suite comprising; WC, vanity wash basin, walk in shower, heated towel rail, vinyl flooring, UPVC sealed unit double glazed window to side, fully tiled walls.

GARAGE CONVERSION

The garage has been converted by the previous owners into a space that they used as a bedroom. UPVC sealed unit double glazed window to front, UPVC sealed unit double glazed door to rear. Door to:

EN SUITE

Three piece suite; shower cubicle with electric shower, WC, wash basin, tiled flooring, fully tiled walls, heated towel rail.

OUTSIDE

The rear garden is mainly late lawn with paved patio area summer house garden shed. The rear is fully enclosed by wooden fencing. There is also a small pond and a variety of established shrubs, bushes and plants to borders.

There is a side garden which is block paved brick weave with wooden gates to the front. There is access down both sides of the property.

To the front of the property is a block page brick weave driveway with parking for multiple vehicles? There is a small artificial grass area and gates down both sides of the property lead to the rear garden.

SERVICES

Mains services including electricity, gas central heating, water and drainage are connected to the property.

EPC

EPC

COUNCIL TAX

Band

AGENTS NOTE

The property will be sold as seen.



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



EU Directive	England & Wales
74	
65	
74	
Current	
Potential	

Country	Policy
Poland	<p>First environmentally friendly - lower CO₂ emissions</p> <p>12 (2%)</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>15 (30%)</p> <p>21 (42%)</p> <p>29 (58%)</p> <p>35 (70%)</p> <p>First environmentally friendly - higher CO₂ emissions</p>

14 Bridge Street, Thetford, Norfolk, IP24 3AA

E: thetford@chilternsestateagents.co.uk

www.shiresresidential.com

