



**Newtown, Thetford, IP24 3AT**

**welcome to**

**Newtown, Thetford**

A SPACIOUS THREE BEDROOM semi-detached home in a central location in Thetford, offering EXTENSIVE PARKING to front, DOWNSTAIRS CLOAKROOM, well-equipped kitchen, a VAST REAR GARDEN & OUTSIDE GYM - a superb family home with space inside and out!



## Summary

Ideally positioned within a central location in Thetford, this well maintained semi-detached home is within easy walking distance of the bustling town centre, a wide range of amenities, supermarkets, primary and secondary schools, and excellent road, rail and bus links.

From the outset, the property impresses with the extensive off road parking available, a rare and valuable feature in such a convenient location.

Internally, the home offers spacious and versatile accommodation that has been well cared for by the current owner. A welcoming entrance hall, complete with a downstairs cloakroom, leads through to a bright and spacious living room, ideal for relaxing evenings. There is also a separate dining room, perfect for entertaining, along with a well equipped family kitchen completing the ground floor.

Upstairs, the property continues to deliver with three well proportioned bedrooms and a sleek family bathroom, providing comfortable accommodation for families of all sizes.

The true standout feature of this home lies to the rear. The exceptionally large garden, predominantly laid to lawn, offers a fantastic outdoor space with endless potential - whether for entertaining, gardening or family use. Enhancing this further is a substantial outbuilding/gym, providing excellent additional space for a variety of uses.

In addition, the property benefits from solar panels, fitted with battery storage, adding to its overall efficiency and practicality.

## The Accommodation

Entrance door to:

### Entrance Hall

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

### Downstairs Cloakroom

With W.C and window to rear.

### Living Room

With TV point, window to rear and radiator.

### Dining Room

With window to front and radiator.

### Kitchen

With a range of fitted kitchen units at wall and base units with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for dishwasher, electric oven, gas hob, pantry/utility space, breakfast bar, central heating boiler, space for fridge/freezer, window to side and radiator.

### Rear Lobby

With door to rear.

### First Floor Landing

With access to the loft space and radiator.

### Bedroom One

With built in wardrobes, window to rear and radiator.

### Bedroom Two

With fitted cupboards, window to rear and radiator.

### Bedroom Three

With window to front and radiator.

### Bathroom

With W.C, wash hand basin with taps over, bath with taps and shower attachment over and window to side.

## Outside

To the rear of the property, the enclosed garden is mainly laid to lawn with a paved patio area and two large buildings (one of which is currently used as a Gym).



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welcome to

## Newtown, Thetford

- Spacious Semi-Detached House
- Vast Rear Garden with Feature Gym
- Three Good Sized Bedrooms
- Within Walking Distance of Town Amenities
- A Fantastic Family Home
- Ground Floor Cloakroom & First Floor Family Bathroom
- Well Presented Throughout
- Separate Living and Dining Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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