

48 Ulfkell Road - Offers In Excess Of £180,000

Thetford, IP24 3JP

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £180,000

The Property

Are you looking to be situated towards the southern part of the town in a house which has been fully renovated? This extremely well presented family home should make your viewing shortlist!

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

SITUATION LOCATION

Chilterns are pleased to bring to the market this modern three bedroom mid terraced house situated within a sought after residential area to the south of Thetford. This property benefits from being completely renovated throughout and is being offered for sale with no onward chain.

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

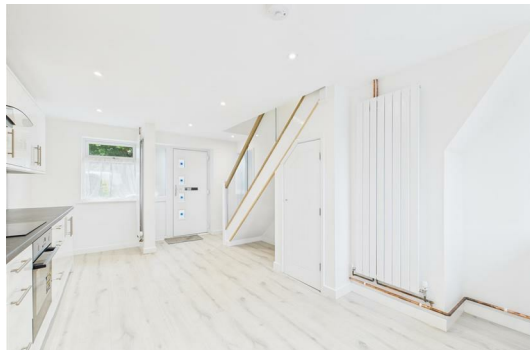
Front composite door with side panel, leading into the kitchen/diner.

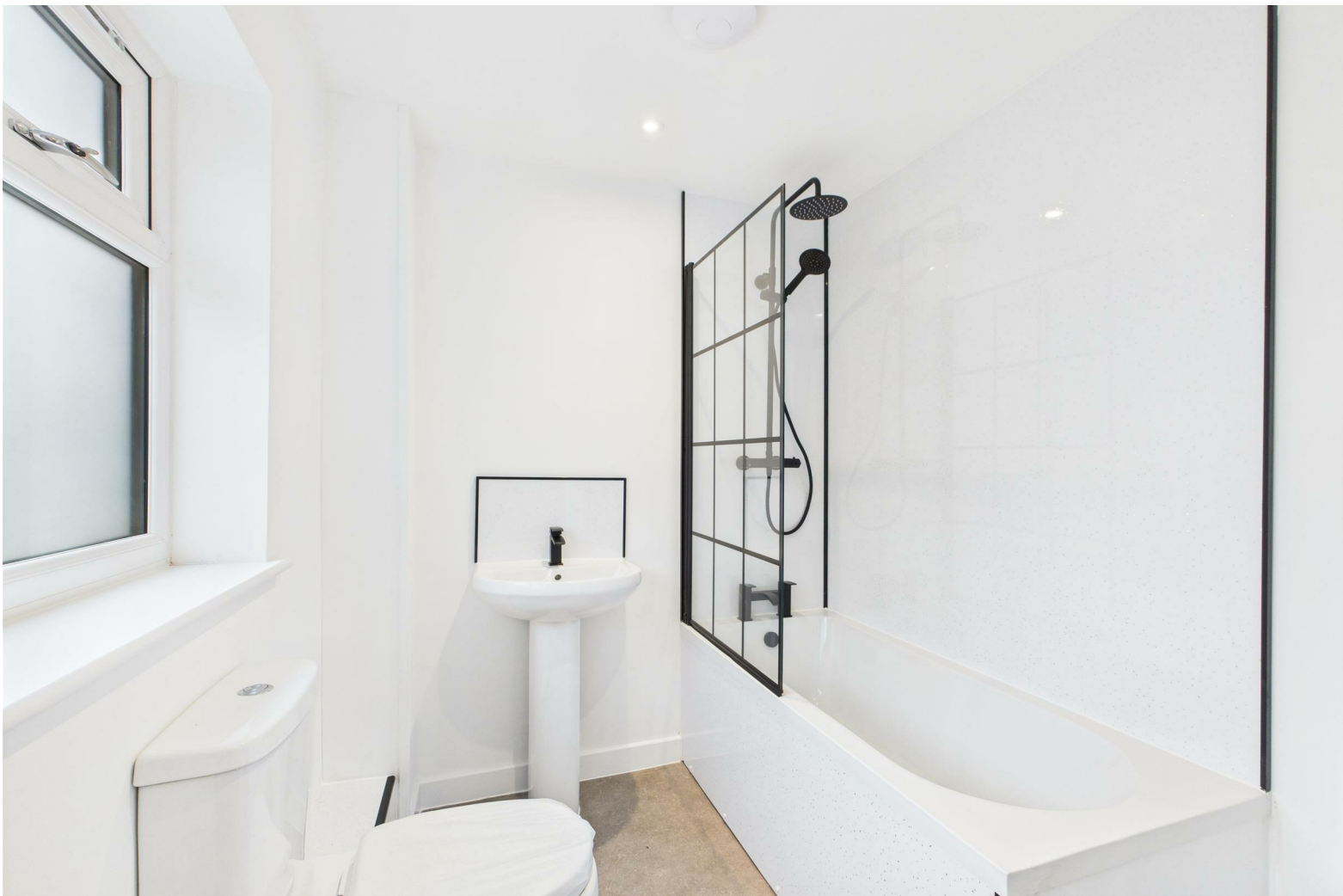
KITCHEN/DINER

Wood effect flooring, two floor to ceiling radiators, under stairs storage cupboard, feature glass bannister with carpeted stairs to the first floor, range of wall mounted cupboards with worktops over, stainless steel sink with mixer tap, UPVC double glazed window and UPVC double glazed door to the rear garden, spot lighting, electric hob, electric oven and extractor fan, access to the living room.

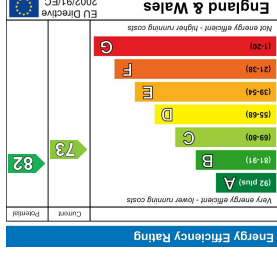
Features

- SITUATED TO THE SOUTH OF THETFORD
- EASY ACCESS TO THE A11
- FULLY RENOVATED
- MODERN ACCOMMODATION THROUGHOUT
- MID TERRACED HOUSE
- THREE BEDROOMS
- REPLACEMENT COMBI BOILER
- FULLY ENCLOSED REAR GARDEN
- GREAT FIRST TIME PURCHASE
- CHAIN FREE

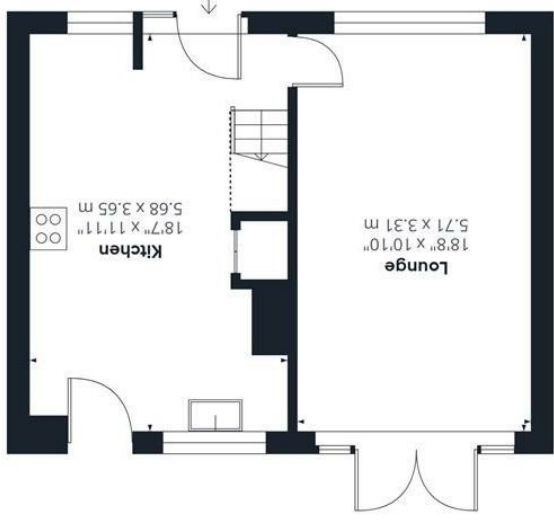




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



Ground Floor



Approximate total area (m ²)	Reduced headroom
835 ft ²	12 ft ²
77.6 m ²	1.1 m ²

(1) Excluding balconies and terraces

Reduced headroom

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.