



**St. Martins Way, Thetford, IP24 3PY**

**welcome to**

**St. Martins Way, Thetford**

A fully renovated three-bed mid-terrace with a high-spec finish in a very popular Thetford location! Boasting a kitchen/diner, en-suite to third bedroom, downstairs W.C stylish garden & garage to rear, plus no onward chain, this property is move-in ready!



## Summary

Fully renovated to a high standard and offered with no onward chain, this stylish mid-terraced home sits in a sought-after residential estate in Thetford - perfectly positioned to enjoy the very best of the town's amenities.

Located within easy reach of supermarkets, restaurants, primary and secondary schools, Thetford Forest, and the mainline train station with direct links to Cambridge and Norwich, this is a fantastic place to settle down and call home.

Inside, the home has undergone a comprehensive refurbishment and now offers a light-filled, contemporary living space suited to families of any size. A spacious living room leads into the open-plan kitchen/diner, complete with high-end units, integrated appliances, and plenty of room for entertaining. There's also a downstairs W.C for added convenience.

Upstairs, you'll find three well-proportioned bedrooms, including a third bedroom with en suite, plus a sleek family bathroom.

To the rear, the low-maintenance garden has been tastefully landscaped, offering a tidy and versatile space. There's also the added bonus of a garage to the rear for extra storage or parking.

Viewing is essential to appreciate the finish and space on offer.

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front.

### Downstairs Cloakroom

With low level W.C and wash hand basin.

### Living Room

17' 10" x 10' 7" ( 5.44m x 3.23m )

With dual aspect windows to both the front and rear and two radiators.

### Kitchen / Diner

17' 8" max. x 15' 1" max. ( 5.38m max. x 4.60m max. )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, space and plumbing for washing machine, space and point for gas cooker, stairs to the first floor landing, breakfast bar, central heating boiler and window to front.

### First Floor Landing

With built in airing cupboard and access to the loft space.

### Bedroom One

12' 3" x 12' 2" ( 3.73m x 3.71m )

With window to rear and radiator.

### Bedroom Two

10' 11" plus recess. x 10' 7" ( 3.33m plus recess. x 3.23m )

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

### Bedroom Three

7' 11" x 7' 11" ( 2.41m x 2.41m )

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

### En-Suite

With low level W.C, wash hand basin and shower enclosure with shower attachment over.

## Bathroom

With low level W.C, wash hand basin, bath, window to front and radiator.

## Outside

To the rear, the garden is largely laid to artificial lawn with a shingled area and paved patio.

## Garage

### Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

### Agents Note

Please note that the property has recently undergone a full programme of refurbishments and improvements to include a new boiler, a full electrical re-wire, new consumer unit, updates to the water mains, a full re-plumbing and the installation of a gas cooker. Please contact the Branch for any further details.



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welcome to

## St. Martins Way, Thetford

- Sold with No Onward Chain!
- High-End Kitchen/Diner with Integrated Appliances
- Spacious Living Room
- Three Bedrooms with En-Suite to Third Bedroom
- Stylish Family Bathroom and Further Downstairs W.C
- Tidy Garden & Garage to Rear
- Sought After Residential Estate, Close to Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

Offers in Excess of

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108017 - 0003

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