

10 Woodruff Road - Asking Price £245,000

Thetford IP24 2TX

chilterns

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £245,000

The Property

Are you searching for a family home which you can add your own stamp to? This three bedroom link detached house with en suite and drive through integral garage could be just what you are looking for!

SITUATION LOCATION

Chilterns are pleased to bring to the market this three bedroom link detached house which is situated on the ever popular Cloverfields development. The property is being offered for sale with no onward chain and benefits from en suite to bedroom one, fully enclosed rear garden and drive through integral garage.

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

UPVC part glazed stable style entrance door to front, doors to ground floor accommodation, stairs leading to first floor landing, carpet flooring, radiator.

KITCHEN

Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating stainless steel sink unit. Four ring gas hob, extractor fan, oven, plumbing for washing machine, space for tall standing fridge freezer, combi boiler, tiled splash backs, laminate flooring, UPVC double glazed window to front, radiator.

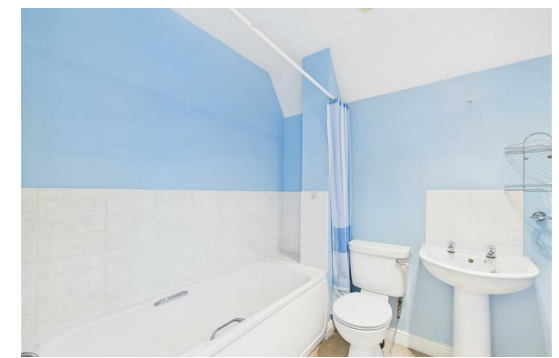
CLOAKROOM

Two piece suite comprising; WC, hand wash basin with tiled splash backs, carpet flooring, radiator.

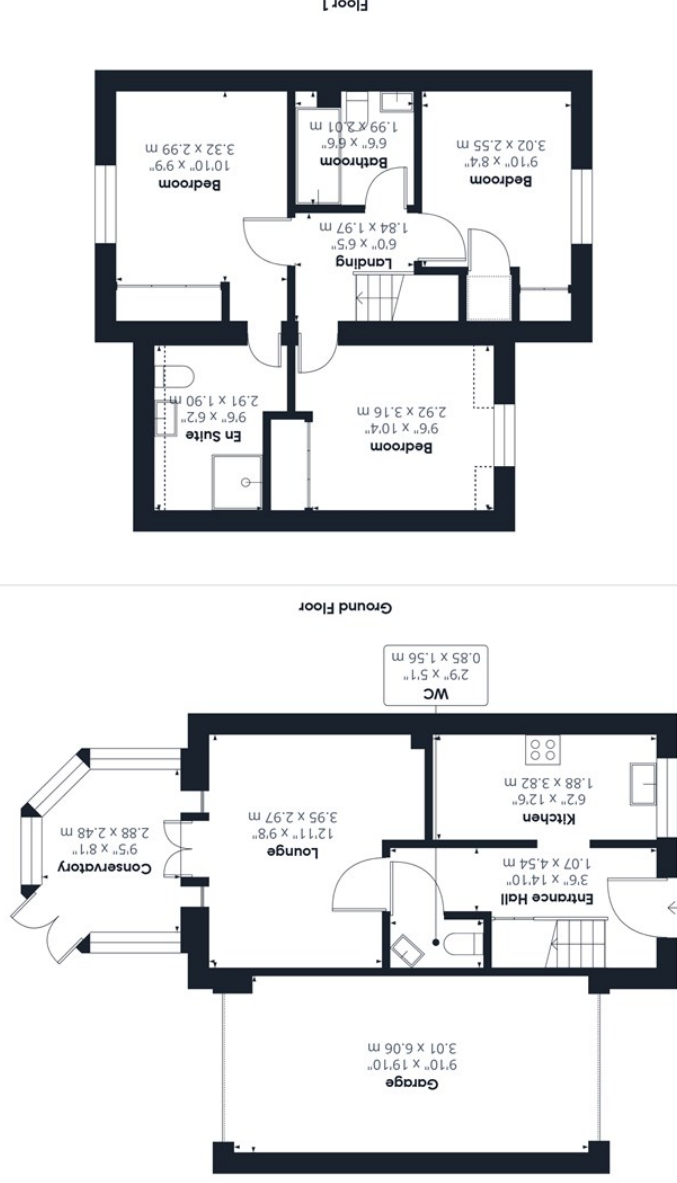
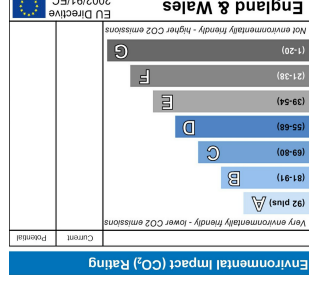
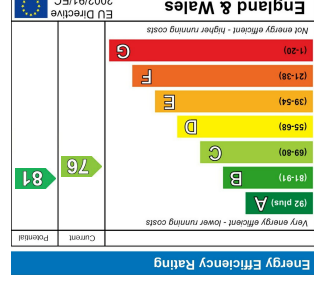
Features

- **POPULAR CLOVERFIELDS DEVELOPMENT**
- **POTENTIAL TO ADD YOUR OWN STAMP**
- **LINKED DETACHED FAMILY HOME**
- **THREE BEDROOMS**
- **EN SUITE TO BEDROOM ONE**
- **DOWNSTAIRS CLOAKROOM**
- **FULLY ENCLOSED REAR GARDEN**
- **DRIVE THROUGH INTEGRAL GARAGE**
- **OFF ROAD PARKING**
- **NO ONWARD CHAIN!**





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.



Approximate total area (m ²)	Reduced headroom
1051 ft ²	12 ft ²
97.6 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.

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