



**St. Johns Way, Thetford, IP24 3NS**

**welcome to**

## **St. Johns Way, Thetford**

GUIDE PRICE: £230,000 - £240,000! Set in a hugely popular and well-connected location within walking distance of Thetford town centre, this well presented end-terraced home offers spacious, versatile accommodation that will appeal to both home movers and investors alike.



## Summary

Located in a highly sought-after area of Thetford, this end-terraced house enjoys a superb position within easy walking distance of the town centre, a wide range of amenities, primary and secondary schools, and excellent rail, road and bus links.

Well presented throughout, the property offers generous and flexible living space. A welcoming entrance hall greets you on arrival, complete with a handy downstairs cloakroom. From here, you're led into a spacious open-plan living and dining room, a bright and sociable space that's ideal for everyday living as well as hosting family and friends. Adjoining the living space is a sun room, which adds further versatility, along with internal access to the garage.

Upstairs, the first floor provides three good-sized bedrooms, two of which benefit from integrated storage, alongside a family bathroom and a separate cloakroom, adding extra practicality for busy households.

Outside, the rear garden has been well cared for and offers a spacious and adaptable outdoor area, perfect for relaxing, entertaining or being easily tailored to suit the new owner's needs.

With its desirable location, generous layout and broad appeal, this is a property that must be viewed to be fully appreciated.

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, stairs to the first floor landing, built in storage cupboard and radiator.

### Downstairs Cloakroom

With low level W.C, wash hand basin with taps over, window to front and radiator.

### Living / Dining Room

With TV point, sliding patio doors leading out to the rear garden, window to front and radiator.

### Kitchen / Breakfast Room

With a range of fitted kitchen units at wall and base level with work surface over, inset stainless steel sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and plumbing for dishwasher, electric oven, electric hob, space for fridge/freezer, built in storage cupboard, window to front and radiator.

### Conservatory

With door leading out to the rear garden.

### First Floor Landing

#### Bedroom One

With built in wardrobes, window to rear and radiator.

#### Bedroom Two

With built in wardrobes, window to rear and radiator.

#### Bedroom Three

With window to rear and radiator.

### Bathroom

With wash hand basin with taps over, bath with mixer tap and shower attachment over and window to front.

### Separate Cloakroom

With low level W.C, wash hand basin with taps over and window to front.

## Outside

To the rear of the property, there is a garden which is mainly laid to lawn with a timber decking area, gate to rear and a further garden area to the side.

## Garage

With garage door to front.



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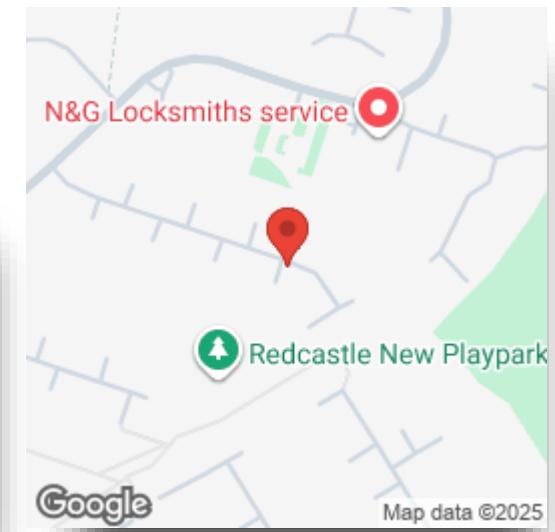
## St. Johns Way, Thetford

- GUIDE PRICE: £230,000 - £240,000!
- End Terraced House in a Popular Thetford Location
- Walking Distance to Town Centre and Amenities
- Close to Primary and Secondary Schools
- Excellent Rail, Road and Bus Links Nearby
- Well Presented and Spacious Throughout
- Open Plan Living/Dining Room
- Three Good Sized Bedrooms

Tenure: Freehold EPC Rating: C

guide price

**£230,000**



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