



Durham Way, Thetford, IP24 1DU

welcome to

Durham Way, Thetford

An ideal opportunity for FIRST-TIME BUYERS and INVESTORS alike, this THREE BEDROOM HOME is set on the ever-popular Abbey Farm estate and offers SPACIOUS ACCOMMODATION, A GARAGE and SCOPE TO MODERNISE!



Summary

Situated on the popular Abbey Farm estate, this well-located home enjoys easy access to a wide range of town amenities along with excellent road, bus and rail links, making it a consistently attractive choice for both home movers and investors.

To the front, the property benefits from a garage, providing valuable off-road parking or additional storage, ensuring practicality from the outset.

Inside, the accommodation is bright, spacious and well laid out, while also offering plenty of scope for the new owner to update and personalise. A welcoming entrance hall with a handy downstairs cloakroom leads through to a well-proportioned kitchen/diner, offering ample space for everyday meals or casual entertaining. To the rear, a light-filled lounge provides a comfortable and versatile space to relax or host family and friends throughout the year.

Upstairs, there are three generously sized bedrooms, two of which benefit from built-in storage, alongside an accessible shower room that completes the internal accommodation.

The rear garden is of a good size and offers a pleasant outlook over the green beyond, creating a peaceful and flexible outdoor space to enjoy or further enhance. An internal viewing is highly recommended to appreciate the potential and location on offer.



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 and wash hand basin with taps over.

Lounge

With TV point, door leading out to the rear garden and radiator.

Kitchen

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

First Floor Landing

With built in airing cupboard and further built in storage cupboard.

Bedroom One

With built in wardrobes, window to rear and radiator.

Bedroom Two

With built in wardrobes, window to front and radiator.

Bedroom Three

With window to rear and radiator.

Shower Room

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

Outside

To the rear of the property, there is an enclosed garden which is mainly laid to lawn with a paved patio area and gate to rear.

Garage & Driveway

Agents Note

We advise potential purchasers to carry out their own investigations on the proposed Abbey Estate regeneration plans.



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Durham Way, Thetford

- Popular Abbey Farm Estate
- Ideal for First Time Buyers or Investors
- Close to Amenities and Transport Links
- Garage to Front
- Spacious and Versatile Accommodation
- Scope to Modernise Throughout
- Three Good Sized Bedrooms, Two with Built In Storage
- Rear Garden with Views Over the Green

Tenure: Freehold EPC Rating: Awaited Council Tax Band: A

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF108269 - 0001

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