



Wheatacres, Thetford, IP24 1AQ

welcome to

Wheatacres, Thetford

An EXTENDED & BEAUTIFULLY MODERNISED detached bungalow in a rarely available setting in Thetford, offering VERSATILE LIVING, two reception rooms, GARAGE and PARKING & a PRIVATE REAR GARDEN, all tucked towards the end of a quiet CUL-DE-SAC!



Summary

Tucked away towards the end of a quiet cul-de-sac in Thetford, this thoughtfully extended & beautifully modernised detached bungalow offers a rare opportunity to acquire a home that perfectly balances comfort, practicality & versatility.

Ideally positioned within easy reach of the town centre, supermarkets, schools & excellent transport links-including direct rail services to Cambridge and Norwich-the location combines convenience with a peaceful residential setting.

Approached via a pretty front garden, the property also benefits from a garage & parking, adding everyday practicality from the outset.

Inside, the accommodation has been designed to flow effortlessly. A welcoming entrance hall leads into a bright yet cosy lounge, where dual aspect windows flood the space with natural light. The kitchen is well equipped with ample room for appliances, while the stylish four-piece family bathroom enhances the sense of quality throughout.

There are three generous double bedrooms, alongside a stunning garden room that creates an additional reception space ideal for entertaining, relaxing or dining year-round. A separate guest cloakroom adds further convenience.

Outside, the rear garden is a true extension of the home - sunny, private and wonderfully versatile, offering the perfect backdrop for everything from quiet mornings to summer gatherings.

A rarely available bungalow in a highly sought after position!

The Accommodation

Entrance door to:

Entrance Hall

With door to front and radiator.

Lounge

With dual aspect windows to both the front and side, TV point, fireplace and two radiators.

Garden Room

With doors leading out to the rear garden, skylight, radiator and door to:

Guest Cloakroom

With W.C, wash hand basin with mixer tap over and window to side.

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, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, electric oven, gas hob, window to front, door to front and radiator.

Bedroom One

With window to rear and radiator.

Bedroom Two

With window to side and radiator.

Bedroom Three

With radiator and opening onto:

Bathroom

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

Outside

To the rear, the garden is largely paved and shingled for ease of maintenance and has a range of shrub and floral beds towards the rear, garden shed and greenhouse.

Garage

With power and light connected & garage door to front.

Driveway

Providing ample space for off road parking.



check out more properties at williamhbrown.co.uk



welcome to

Wheatacres, Thetford

- Detached Bungalow in Thetford
- Extended and Modernised Throughout
- Three Double Bedrooms
- Quiet Cul-De-Sac Position
- Spacious Dual Aspect Lounge
- Four Piece Family Bathroom & Additional Guest Cloakroom
- Garage & Parking
- Private, Versatile Garden to Rear

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£300,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
THF108395 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk