

# 25 Woodruff Road - £425,000

Thetford Norfolk IP24 2TX



*"Consistently providing outstanding service to our clients"*



# £425,000

## The Property

Nestled in the sought-after Cloverfields development in Thetford is this beautifully presented modern family home offers a perfect blend of comfort and style. The property has been thoughtfully modernised throughout by the current owners, ensuring a contemporary living experience for its residents.

Situated within easy reach of the A11, this home is perfect for commuters seeking a balance between suburban tranquillity and accessibility to major routes. The Cloverfields development is known for its community spirit and family-friendly atmosphere, making it an ideal location for those looking to settle down.

In summary, this modern and spacious family home on Woodruff Road is a rare find, combining contemporary living with practical amenities in a desirable location.

## Features

- **POPULAR CLOVERFIELDS DEVELOPMENT**
- **WITHIN EASY REACH OF A11**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **MODERN LIVING**
- **SPACIOUS ACCOMMODATION**
- **FOUR BEDROOM DETACHED FAMILY HOME**
- **EN SUITE TO BEDROOM ONE**
- **GAS CENTRAL HEATING**
- **DOUBLE GARAGE**
- **FULLY ENCLOSED LANDSCAPED REAR GARDEN**





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.

EU Directive	2002/94/EC	2002/94/EC	2002/94/EC
Very energy efficient - lower running costs	A	B	C
Low energy efficient - lower running costs	D	E	F
Not energy efficient - higher running costs	G		

EU Directive	2009/29/EC	England & Wales
Potential		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(23 pps)</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>(1-20)</p> <p>(21-30)</p> <p>(31-54)</p> <p>(55-68)</p> <p>(69-80)</p> <p>(81-91)</p>
Current		



Approximate total area <sup>m</sup>	1544 ft <sup>2</sup> 152.8 m <sup>2</sup>
(1) Excluding balconies and terraces	
Calculations reference the RICS RM5 JC standard. Measurements are approximate and not to scale. This plan is intended for illustration only.	

Chilterns Estate Agents  
14 Bridge Street, Thetford, Norfolk, IP24 3AA  
T: 01842 754161  
E: [thetford@chilternsestateagents.co.uk](mailto:thetford@chilternsestateagents.co.uk)