



**Swale View, Thetford, IP24 2FN**

**welcome to**

**Swale View, Thetford**

GUIDE PRICE: £290,000 - £310,000! If you're looking for a modern turn-key property on a sought after development, this could be the home for you! Boasting three bedrooms, master en-suite, downstairs W.C, garage and car port for parking, enclosed rear garden and spacious, well presented rooms throughout, view today!



## Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road links convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

## The Accommodation

Entrance door to:

### Entrance Hall

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

### Downstairs Cloakroom

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

### Living Room

15' 4" x 10' 11" ( 4.67m x 3.33m )

With window to front, TV point and archway to:

### Kitchen / Diner

17' 7" x 9' 2" ( 5.36m x 2.79m )

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

### First Floor Landing

With built in airing cupboard and radiator.

### Master Bedroom

13' 3" x 10' 10" ( 4.04m x 3.30m )

With built in wardrobes, window to front and radiator.

### Master En-Suite

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

### Bedroom Two

16' 10" x 10' 2" ( 5.13m x 3.10m )

With window to front, skylight and radiator.

### Bedroom Three

9' 5" x 9' ( 2.87m x 2.74m )

With built in storage cupboard, window to front and radiator.

## Bathroom

Being partly tiled, with low level W.C, wash hand basin with taps over, bath, shaver point, window to rear and radiator.

## Outside

To the rear, the garden is largely laid to lawn with a paved patio area and a range of shrubs throughout.

## Garage

22' 11" x 10' 2" ( 6.99m x 3.10m )

With power and light connected and car port plus driveway to front.



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welcome to

## Swale View, Thetford

- GUIDE PRICE: £290,000 - £310,000!
- Modern Semi-Detached House
- Located on the Popular Kingsfleet Development
- Three Good Sized Bedrooms
- Master En-Suite, Family Bathroom & Downstairs W.C
- Spacious, Well Presented Accommodation
- Garage and Car Port for Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

Guide Price

**£290,000**



Please note the marker reflects the postcode not the actual property

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