



Fairfields, Thetford, IP24 1LB

£225,000

Nestled in the desirable area of Fairfields, Thetford, this charming end terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 877 square feet, the property boasts three well-sized bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a welcoming dual aspect lounge that fills the room with natural light, creating a warm and inviting atmosphere. The property also features a family bathroom and a convenient downstairs WC, ensuring practicality for everyday living.

The well-presented interiors are complemented by a fully enclosed private rear garden with side gate access, providing a peaceful retreat for outdoor relaxation or entertaining guests. Additionally, the property benefits from off-road parking for multiple vehicles, along with a garage at the front, offering ample storage and convenience.

Situated close to local amenities and schools, this home is perfectly positioned for families and professionals alike. With its attractive features and prime location, this end terrace property is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful house your new home.

- ESTABLISHED RESIDENTIAL AREA
- WITHIN EASY REACH OF THE A11
- END TERRACED FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING & GARAGE
- SITUATED TO THE NORTH OF THETFORD
- WALKING DISTANCE TO DRAKE PRIMARY SCHOOL & THETFORD ACADEMY
- THREE BEDROOMS
- NO ONWARD CHAIN!
- VIEWINGS ADVISED



Council Tax Band: B - EPC Rating: C 69



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1026 ft²
95.4 m²

Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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