



SHELLEY WAY

THETFORD, IP24 1JZ

O.I.E.O £220,000

FREEHOLD

Chilterns

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Chilterns

This three bedroom family home is situated on the popular Woodlands development and lies within both The Drake Primary School and The Thetford Academy catchment area.

SITUATION LOCATION

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities.

Description

Services: All mains services are believed to be connected to the property.

Local Authority: Breckland District Council

Council Tax: B - £1,482





Chilterns are pleased to bring this three bedroom end terraced family home to the market which is situated on the very popular Woodlands estate. The property is within walking distance of The Thetford Academy and also of The Drake Primary School and lies within the catchment area for both.

LOUNGE Entrance door, wooden flooring, stairs to first floor landing, radiator, double glazed window to front, contemporary style electric fireplace with decorative surround and marble style hearth, opening to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM Range of base and wall mounted kitchen units with rolled edge work surfaces and inset single drainer one and a half bowl sink unit with mixer tap over, tiled splash backs, tiled floor, space for free standing fridge / freezer and cooker with extractor fan over, radiator, double glazed window to rear, breakfast bar island with further storage cupboards underneath, door leading to conservatory.

CONSERVATORY Glazed sliding doors leading to the garden, tiled flooring, radiator, range of storage cupboards, plumbing for washing machine and tumble dryer, door leading to side storage area.

LANDING Storage cupboard, loft hatch with ladder leading to a fully boarded loft with skylight window, double glazed window to side, doors leading to bedrooms and bathroom.





BEDROOM ONE Double glazed window to the rear, built in wardrobe, radiator.

BEDROOM TWO Double glazed window to the front, radiator.

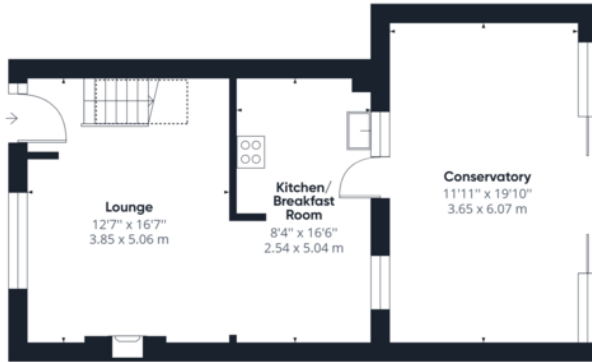
BEDROOM THREE Double glazed window to the front, storage area.

BATHROOM Sealed unit double glazed window to the rear, three piece suite comprising of low level WC, vanity wash hand basin panelled bath with thermostatically controlled shower over and shower screen, heated towel rail.

OUTSIDE Paved driveway to the front leading to a lawned garden with hedge to the front. The rear garden is laid to lawn with a decked area, rear access gate. There is additional parking to the rear of the property and one space is allocated to number three.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

914.91 ft²
85.00 m²

Reduced headroom

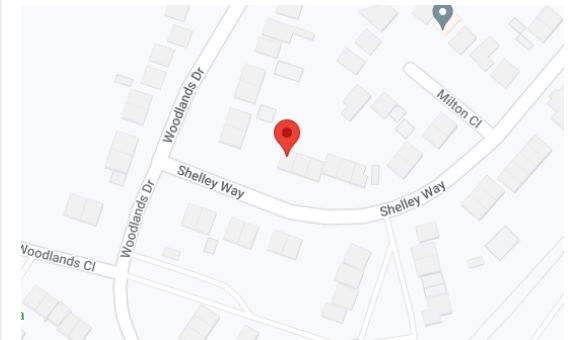
15.32 ft²
1.42 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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