

FREEHOLD



House - Terraced

FAIRFIELDS THETFORD IP24 1LB

Price Guide

£200,000

FEATURES

- Garage & driveway
- Spacious
- Enclosed Garden
- Three Bedrooms
- Chain Free
- Double Glazed
- Popular Catchment
- Call To View



3 Bedroom House - Terraced located in Thetford

Welcome to Fairfields, Thetford, this terraced house built in 1970 is a gem waiting to be discovered. Boasting a welcoming entrance hall, a cosy sitting/dining room, and a kitchen/breakfast room, this property offers the perfect setting for family gatherings and everyday living.

With three bedrooms and a family bathroom on the first floor, this home provides ample space for a growing family to thrive. The enclosed rear garden is a haven for children to play freely and for adults to relax in peace.

Convenience is key with parking available for two vehicles, a garage, and a driveway. Situated on the outskirts of Thetford near the esteemed Thetford Academy, this property is ideal for families looking for a peaceful yet well-connected neighbourhood.

The absence of a chain means that this house is ready and waiting for its new owners to move in and make it their own. Don't miss out on this fantastic opportunity - call now to arrange a viewing and step into your new home in Fairfields, Thetford.

Storm Porch

Covered storm porch entrance providing access to:

Outside gas cupboard

External gas meter supply

Entrance Hall

Sealed unit double glazed entrance door to side, dado rail, glazed internal door to inner hall with further door to:

Inner Hall

Doors to sitting/dining room and kitchen/breakfast room and wc. Stairs to first floor.

WC

Sealed unit double glazed window to front, fitted two piece suite WC, wall mounted wash basin with tiled splash backs.

Kitchen/Breakfast Room

13'3" x 9'8"

Sealed unit double glazed window to rear, range of base and wall mounted kitchen units with rolled edge work surfaces, sink unit with mixer tap over, space and plumbing for washing machine, cooker space, space for tall standing fridge freezer and further under worktop appliance, radiator. Breakfast bar.

Sitting Room/Dining Room

21'5" x 11'4" max

Aluminium double glazed doors to garden, double glazed window to front, gas fire with back boiler, Yorkstone TV and video storage plinth, two radiators.

Landing

Access to loft space, radiator, airing cupboard, doors to bedrooms and bathroom.

Bedroom

10'5" x 11'5"

Sealed unit double glazed window to rear, twin fitted double wardrobe with overhead storage cupboards, radiator.

Bedroom

9'8" x 10'7"

Sealed unit double glazed window to rear, fitted double wardrobe with overhead storage cupboards, radiator.

Bedroom

10'6" x 6'7"

Sealed unit double glazed window to front, radiator

Bathroom

Sealed unit double glazed window to front, fitted three piece suite comprises; low level WC, wall mounted wash basin, paneled bath with shower over, fully tiled walls, wall mounted electric heater, electric shaver point, radiator

Frontage

To the front of the property is a lawn garden area with path leading to both garage and storm porch

Driveway

Driveway parking , leading to garage.

Garage

15'8 x 811

Single garage with up and over door, power and light connected.

Rear Garden

To the rear of the property is a fully enclosed garden comprising; concrete and paved patio area with dwarf retaining wall and further path into the lawn garden area which is fully enclosed by wooden fencing.





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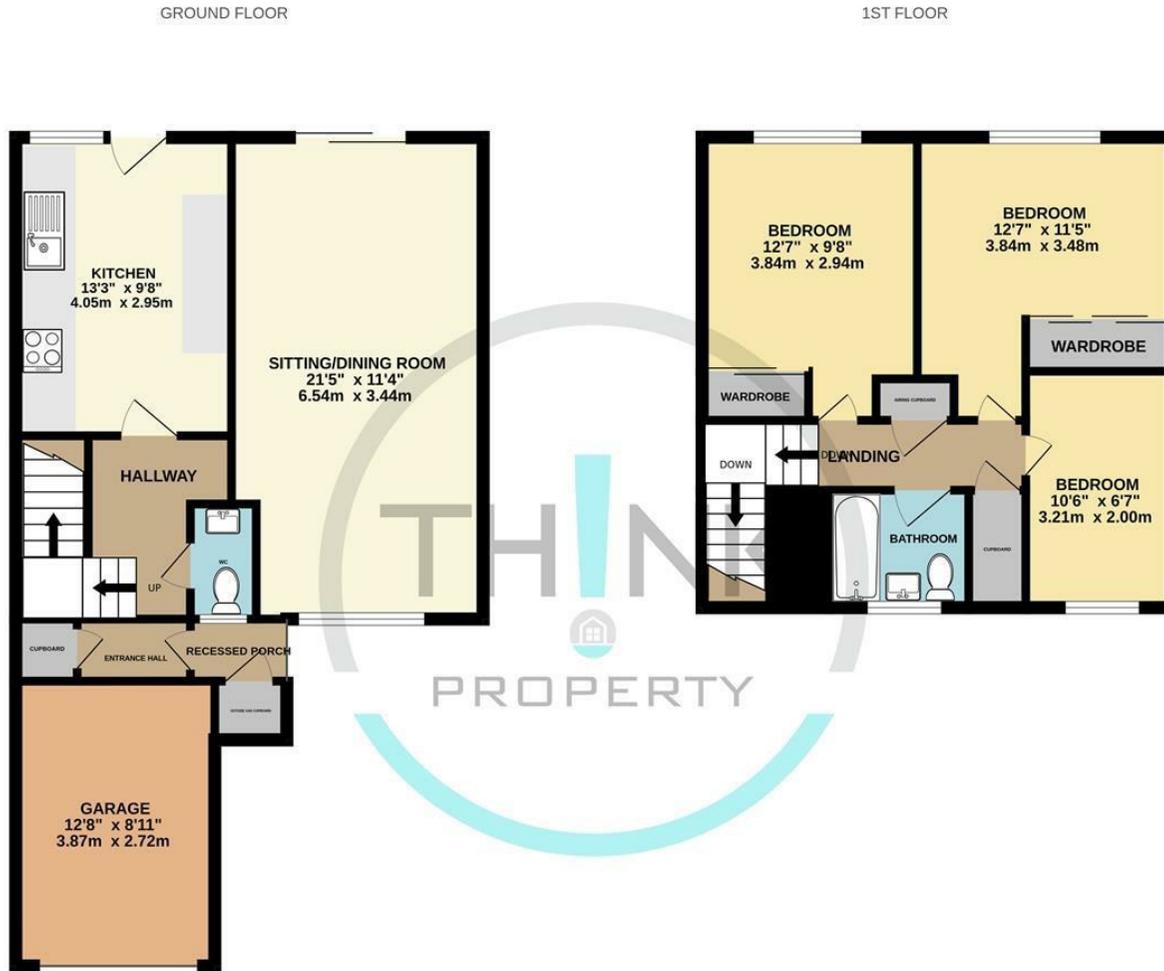


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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