



**Winchester Way, Thetford, IP24 1EN**

**welcome to**

**Winchester Way, Thetford**

A CHAIN FREE three bedroom home on the popular Abbey Farm development, offering a CONSERVATORY to rear, GARAGE, spacious accommodation, AMPLE STORAGE & FANTASTIC POTENTIAL throughout - viewing is essential!



## Summary

Positioned on the popular Abbey Farm development, this spacious three bedroom terraced home presents an excellent opportunity for first time buyers, families or investors looking to secure a property with outstanding potential. Offered to the market with no onward chain, it's ready for its next owner to update, personalise and make their own!

Conveniently located within easy reach of Thetford's bustling town centre, supermarkets, restaurants, primary & secondary schools & direct rail links to Cambridge & Norwich, the property offers everyday convenience.

The home is approached via a lawned front garden and further benefits from a handy garage, ideal for secure parking or additional storage.

Inside, the accommodation is bright, spacious and designed with family living in mind. A welcoming entrance hall with a useful downstairs cloakroom leads to a well equipped kitchen and a generous lounge, offering ample space for both relaxing and dining. To the rear, a sunny conservatory floods the home with natural light and creates a seamless connection to the garden, providing valuable additional living space throughout the year.

Upstairs, three well proportioned bedrooms all benefit from built in storage, while a family bathroom completes the first floor.

Outside, the enclosed rear garden is predominantly laid to lawn, offering a versatile blank canvas with plenty of room for entertaining, children's play or future landscaping to suit your lifestyle.

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front and stairs to the first floor landing.

### Downstairs Cloakroom

With low level W.C, wash hand basin and window to front.

### Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, double oven, space for fridge/freezer and window to front.

### Lounge

With TV point and radiator.

### First Floor Landing

#### Bedroom One

With built in wardrobe, window to rear and radiator.

#### Bedroom Two

With window to front and radiator.

#### Bedroom Three

With window to rear and radiator.

### Bathroom

With low level W.C, wash hand basin and bath with mixer tap and shower attachment over.

### Outside

To the rear of the property, the enclosed garden is largely laid to lawn.

### Agents Note

We have been advised that this property is part of a CPO. Please contact the Branch for further details or conduct your own due diligence.



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## Winchester Way, Thetford

- Popular Town Location
- Spacious Mid-Terraced Home
- Three Bedrooms
- Spacious Lounge
- Conservatory to Rear
- Downstairs Cloakroom & Upstairs Bathroom
- Enclosed Rear Garden
- Garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THF108450 - 0002

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william h brown



**01842 753559**



Thetford@williambrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



**williambrown.co.uk**