



## 3 Woodland Close, Thetford

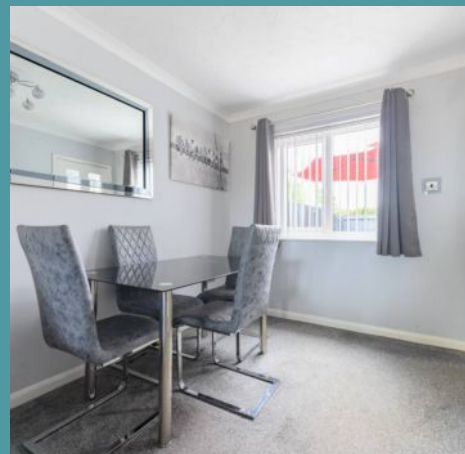
Offers in Region of £230,000



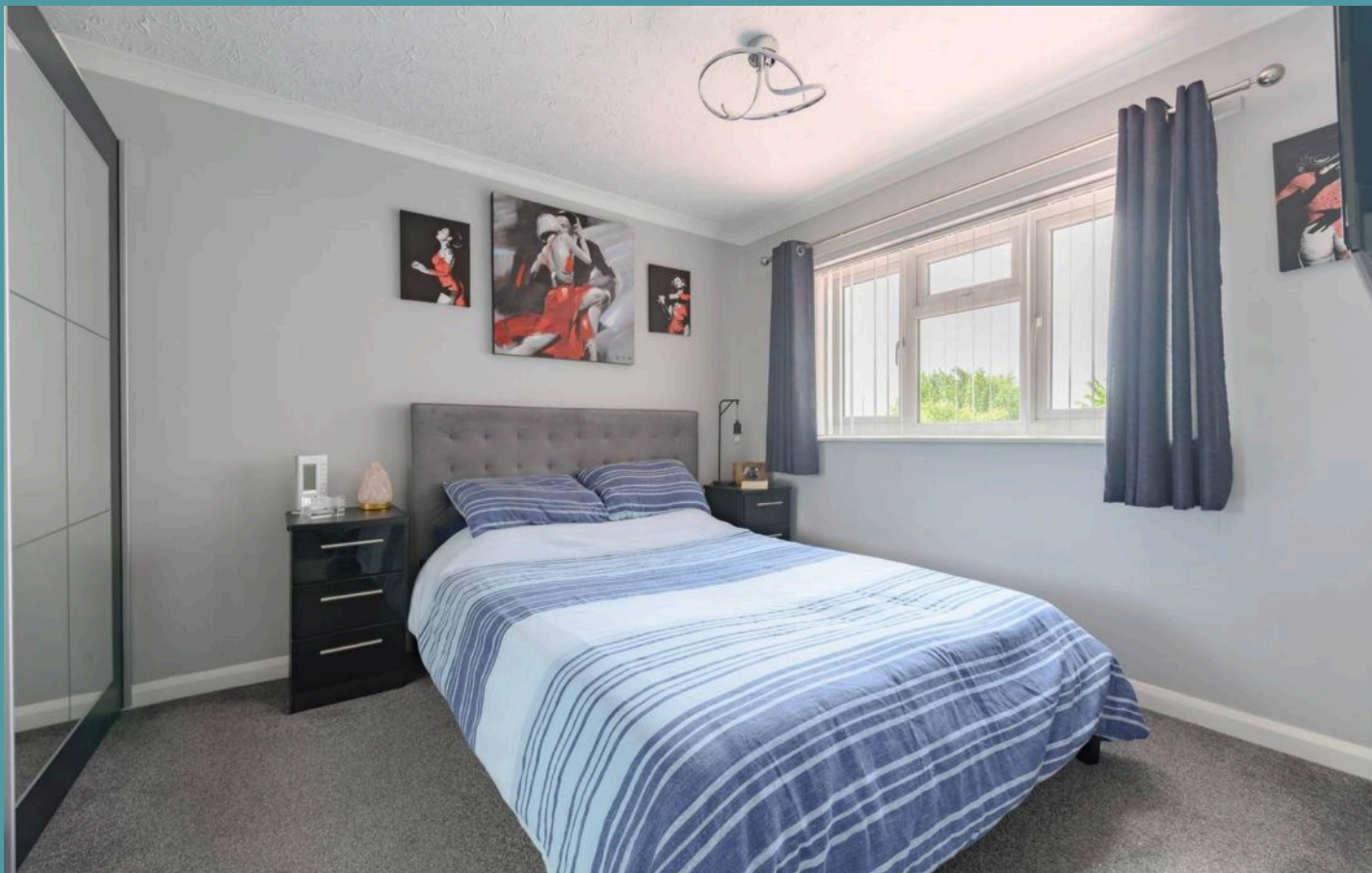
## 3 Woodland Close

Thetford

Perfectly positioned in the heart of Thetford, this charming mid-terrace home offers an exceptional opportunity for first-time buyers or investors alike. Boasting a bright and airy interior, it features a spacious open-plan sitting/dining room, a well-equipped kitchen, and three comfortable bedrooms. The modern family shower room and low-maintenance private garden complete the appeal, with a patio area and handy timber storage shed. Allocated parking adds extra convenience, making this property a fantastic choice for those seeking comfort and practicality in a sought-after location.







## 3 Woodland Close

Thetford

### Location

Woodland Close is a residential cul-de-sac located in the northern part of Thetford, Norfolk, offering a peaceful living environment while still being conveniently close to essential amenities. Situated just a short distance from the town centre, it benefits from excellent access to local shops, including supermarkets, independent retailers, and cafes. The nearby Thetford Retail Park further enhances shopping convenience, providing larger outlets and additional services. Families will appreciate the proximity to a range of schools, with both primary and secondary options within a 10-15 minute walk, including Thetford Academy and Redcastle Family School.

For healthcare, Thetford's well-regarded Queen's Way Surgery and the nearby West Suffolk Hospital provide accessible medical services. The area is well-served by public transport, with bus stops nearby and Thetford railway station just a 5-minute drive away, offering regular services to Norwich, Cambridge, and London, making commuting straightforward. Additionally, the surrounding natural beauty of Thetford Forest provides plenty of opportunities for outdoor recreation, making Woodland Close an attractive location for families, professionals, and nature enthusiasts.







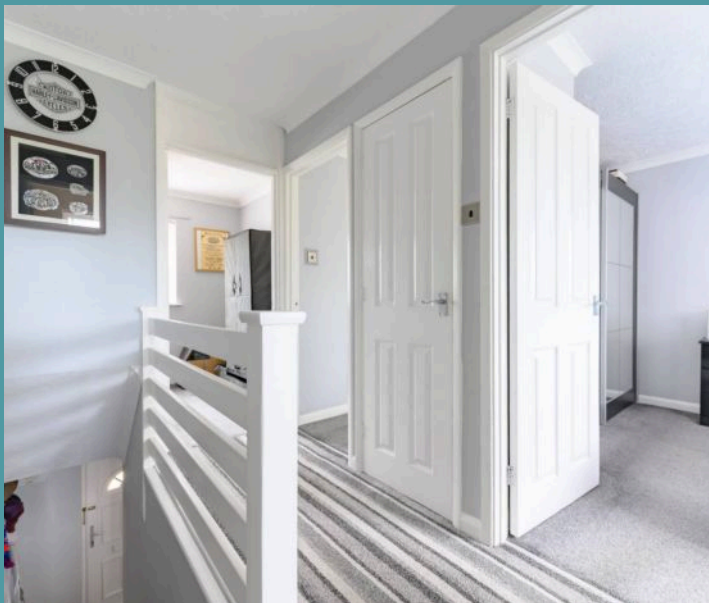
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The spacious open-plan sitting/dining room offers a wonderful space to unwind and entertain. With its generous proportions and abundant natural light streaming through the windows, it's the perfect spot for both relaxed evenings and hosting guests. The layout seamlessly flows into the kitchen, where contemporary cabinetry and sleek finishes create a functional yet stylish space. The kitchen is equipped with an integrated oven, a gas hob, and under-counter areas for laundry appliances, ensuring convenience for everyday living.

Upstairs, you'll find three well-sized bedrooms, each providing a peaceful space for rest and relaxation. The family shower room features a modern three-piece suite, designed with both style and practicality in mind, creating an inviting space to freshen up.

Outside, the property benefits from a low-maintenance, private garden—a true gem for those seeking a quiet outdoor space. The patio area provides an excellent setting for alfresco dining or simply enjoying the fresh air, while the timber storage shed offers additional practical space for tools or outdoor equipment. For added convenience, the property also includes allocated parking, ensuring you always have a dedicated space close to home.



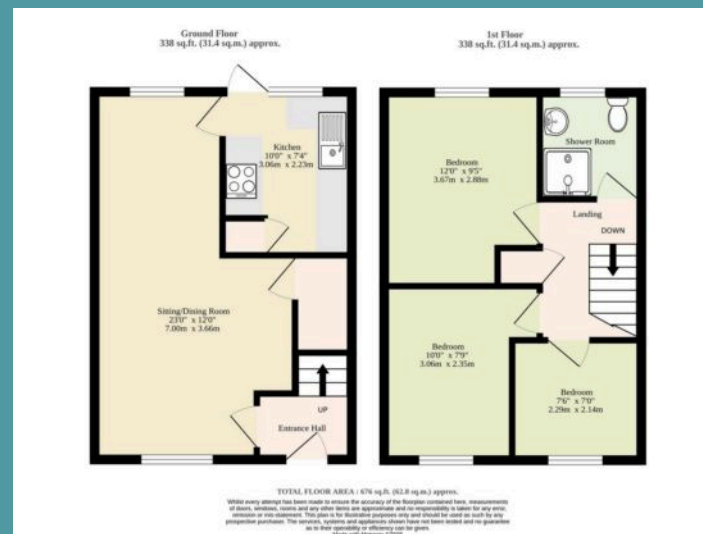




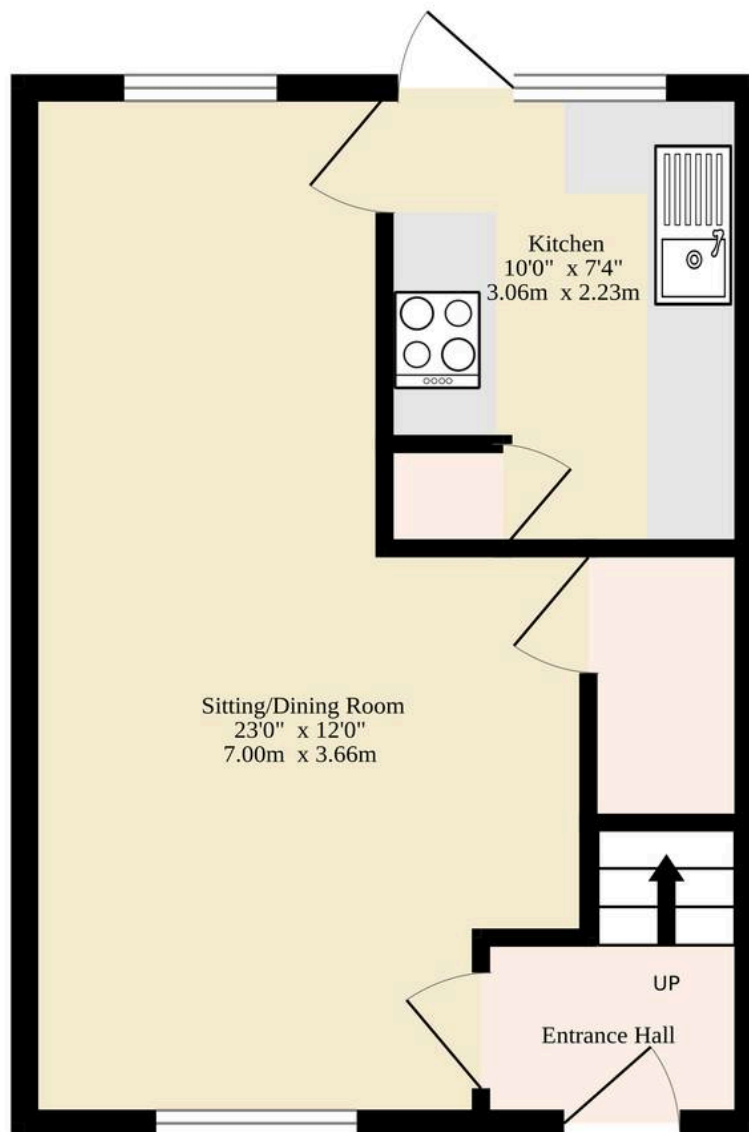
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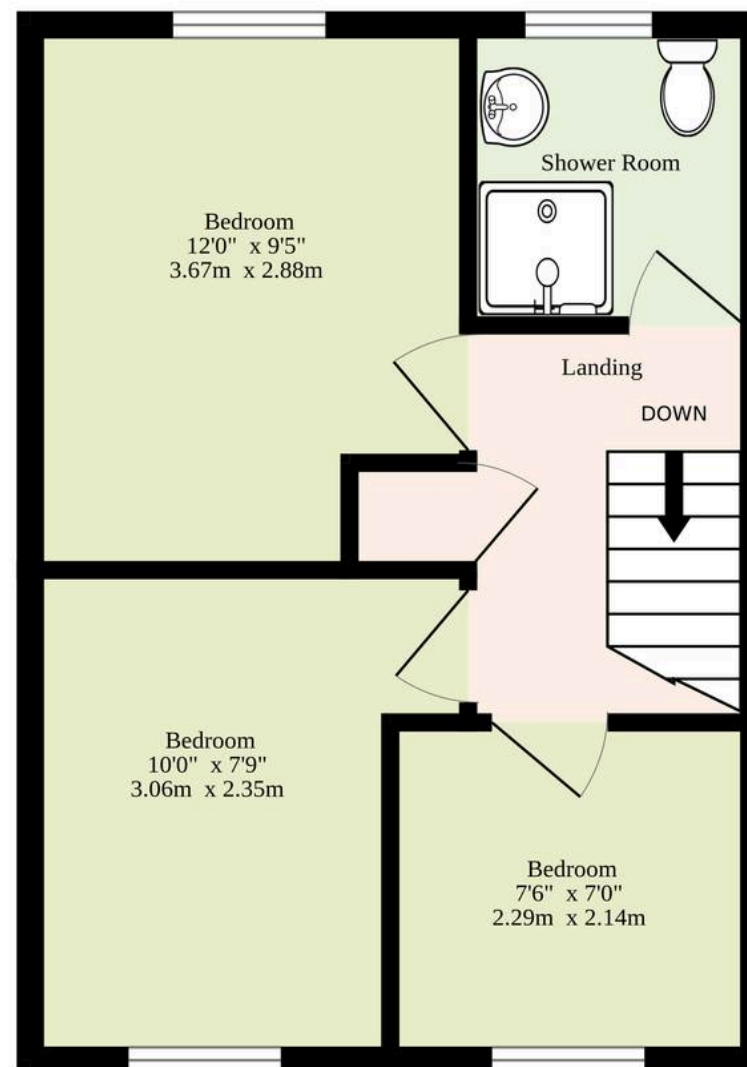
- Mid-terrace residence positioned in the Norfolk town of Thetford
- Perfect first home or investment purchase
- Open-plan sitting/dining room inviting relaxation and entertaining
- Kitchen equipped with contemporary cabinetry, an integrated oven, a gas hob and under-counter areas for laundry appliances
- Three bedrooms and a family shower room comprising of a modern three-piece suite
- A low-maintenance and private garden, with a patio area and a timber storage shed
- Allocated parking available
- Close to local shops, schools, healthcare facilities and transport links



**Ground Floor**  
338 sq.ft. (31.4 sq.m.) approx.



**1st Floor**  
338 sq.ft. (31.4 sq.m.) approx.



**TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.**

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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