



## 4 Woodland Close, Thetford

Offers in Region of £230,000



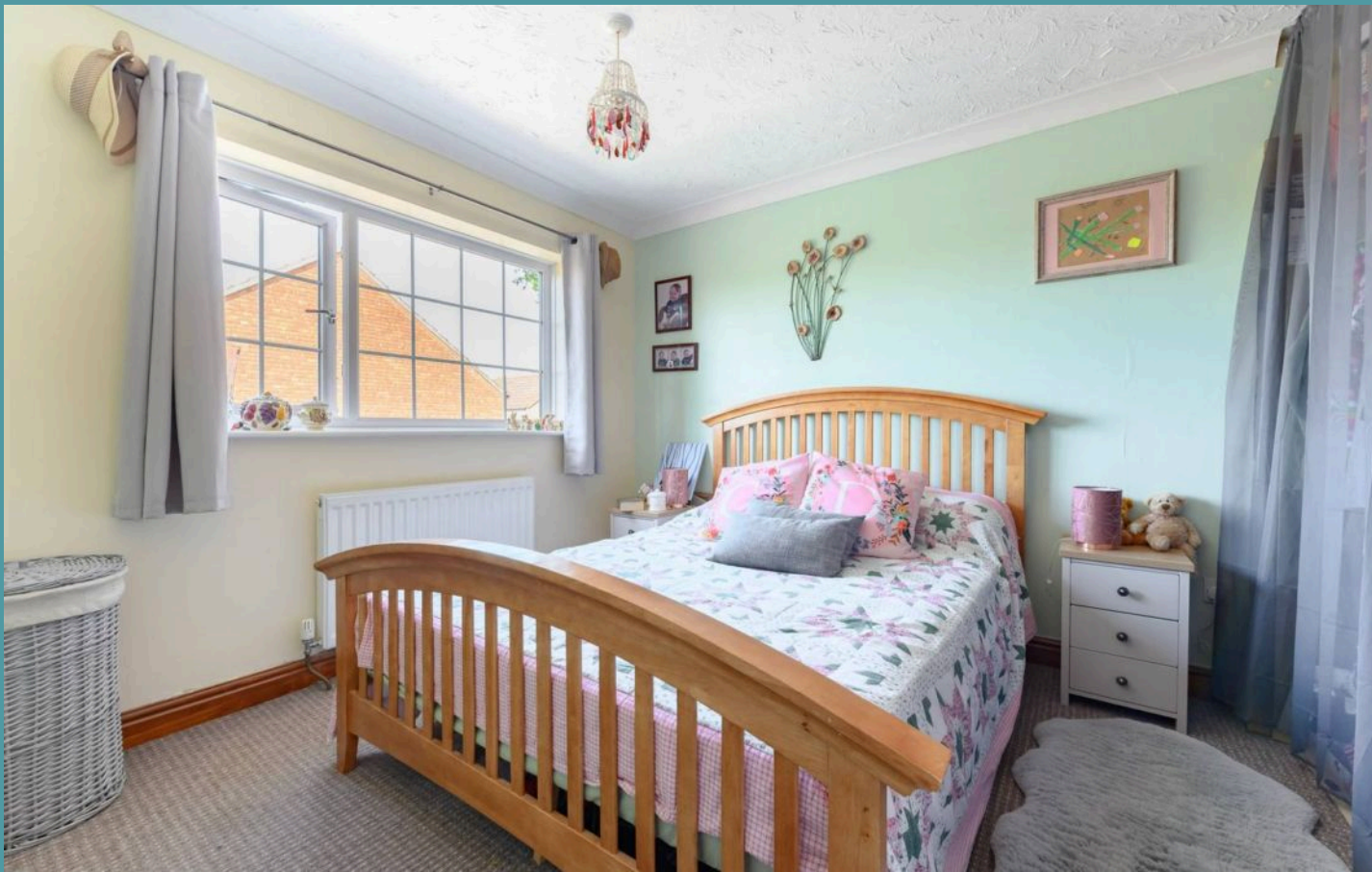
## 4 Woodland Close

### Thetford

Tucked away in the heart of Thetford, this charming mid-terrace home is the perfect blend of comfort and practicality, ideal for first-time buyers or investors. From the bright and airy entrance hall to the spacious sitting room and intimate dining area, every corner invites relaxation and connection. The contemporary kitchen, three well-sized bedrooms, and low-maintenance garden make for easy, modern living. With allocated parking and a peaceful, private setting, this property offers a wonderful opportunity to enjoy both convenience and comfort in a thriving Norfolk town.







## 4 Woodland Close

Thetford, 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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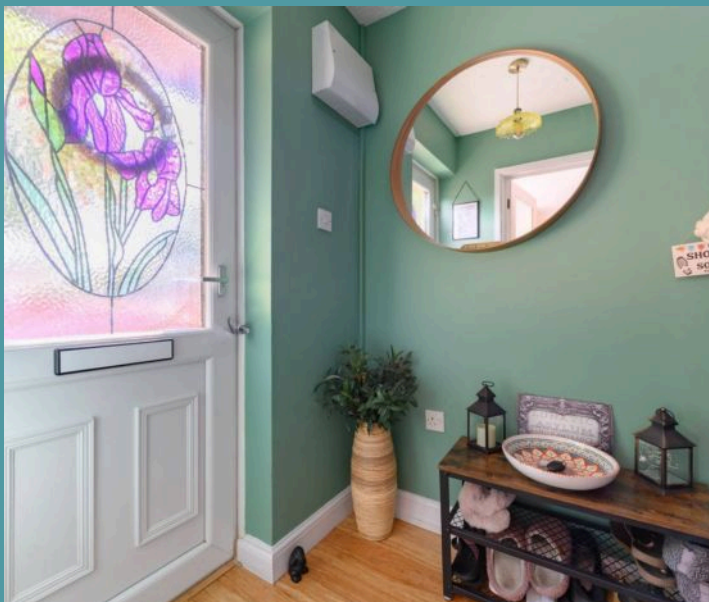
The spacious sitting room is perfect for both relaxation and entertaining, with ample room to unwind or host friends and family. Its neutral decor provides the ideal backdrop for personal touches, while large windows ensure the space is flooded with natural light, creating an inviting atmosphere.

Adjacent to the sitting room, the dining room provides an intimate setting for family meals and social gatherings. Whether you're enjoying a quiet dinner or entertaining guests, the room offers the perfect balance of comfort and functionality.

The kitchen is fitted with sleek, contemporary cabinetry that complements the home's modern feel. It features an integrated oven and a gas hob, making meal preparation a breeze. Under-counter areas are thoughtfully designed to accommodate laundry appliances or a dishwasher, depending on your own requirements.

Upstairs, the home offers three well-proportioned bedrooms, each providing a comfort for rest and relaxation. The family bathroom is tastefully designed and completes the upper floor, comprising of a modern three-piece suite.

To the rear of the property, the low-maintenance garden offers a private outdoor space, ideal for alfresco dining, gardening, or simply enjoying the outdoors. The patio area provides the perfect spot for unwinding in the fresh air, while a convenient storage shed offers additional space for outdoor essentials. The home is complemented by allocated parking, providing added convenience for residents.







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Thetford

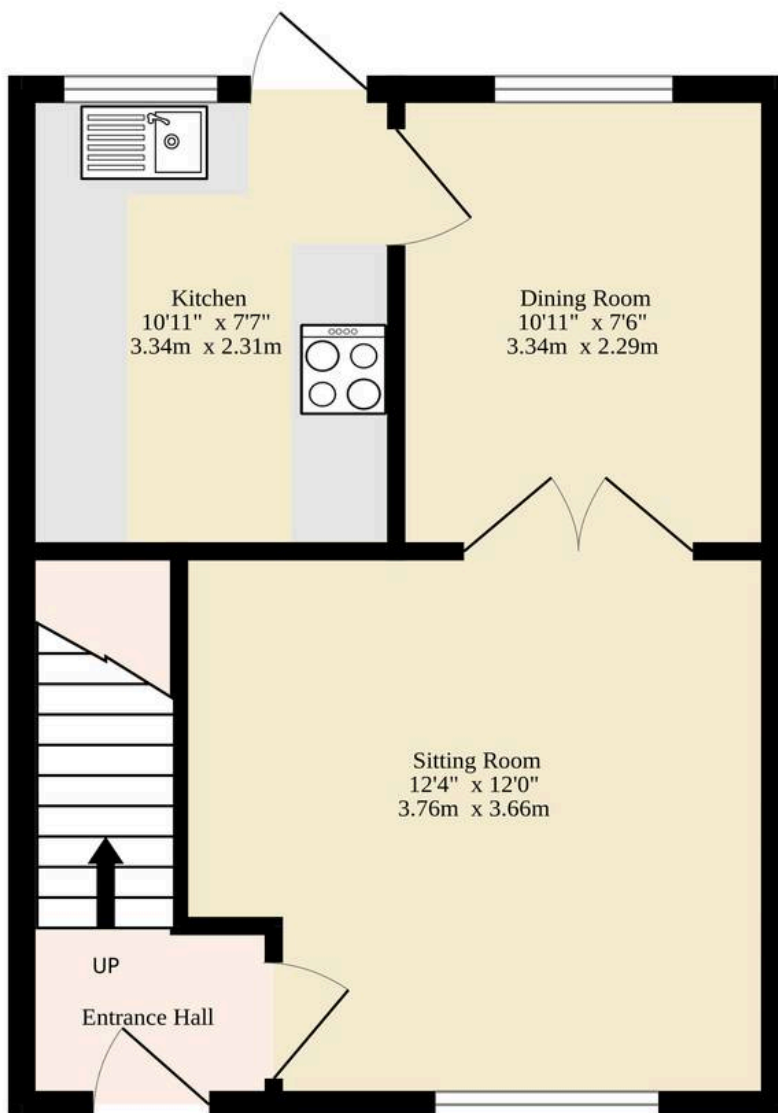
- Mid-terrace residence located in the Norfolk town of Thetford
- Perfect first home or investment purchase
- Spacious sitting room inviting relaxation and entertaining
- Dining room encouraging intimate family meals and social gatherings
- Kitchen fitted with contemporary cabinetry, an integrated oven, a gas hob and under-counter areas for laundry appliances
- Three bedrooms and a family bathroom
- A low-maintenance and private garden, featuring a patio area and a storage shed
- Allocated parking available
- Close to local shops, schools for all ages, transport links and healthcare facilities



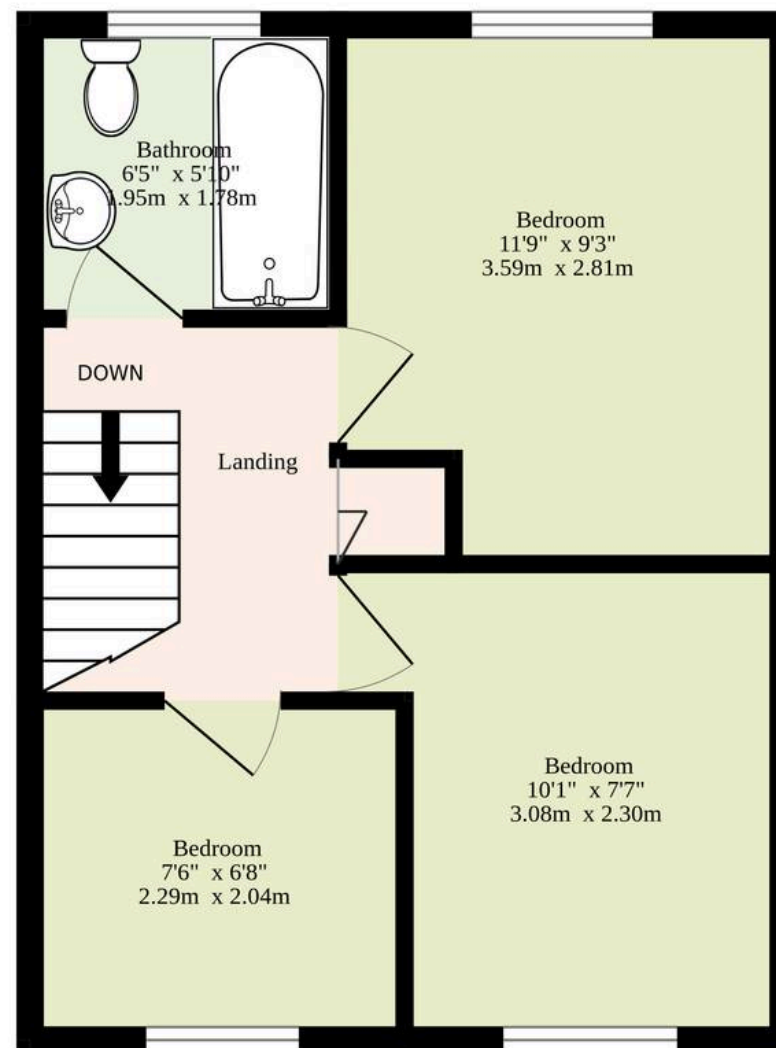
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
358 sq.ft. (33.3 sq.m.) approx.



**1st Floor**  
343 sq.ft. (31.9 sq.m.) approx.



**TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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