



93 Anne Bartholomew Road, Thetford

Offers in Region of £220,000

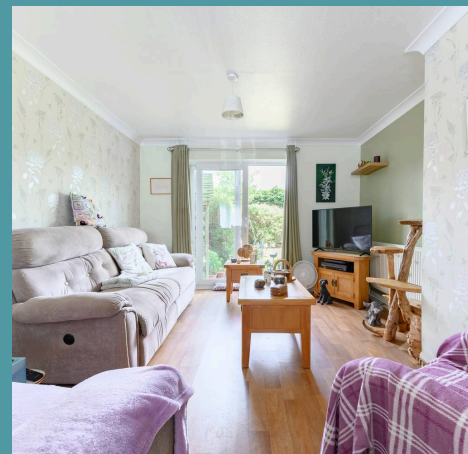
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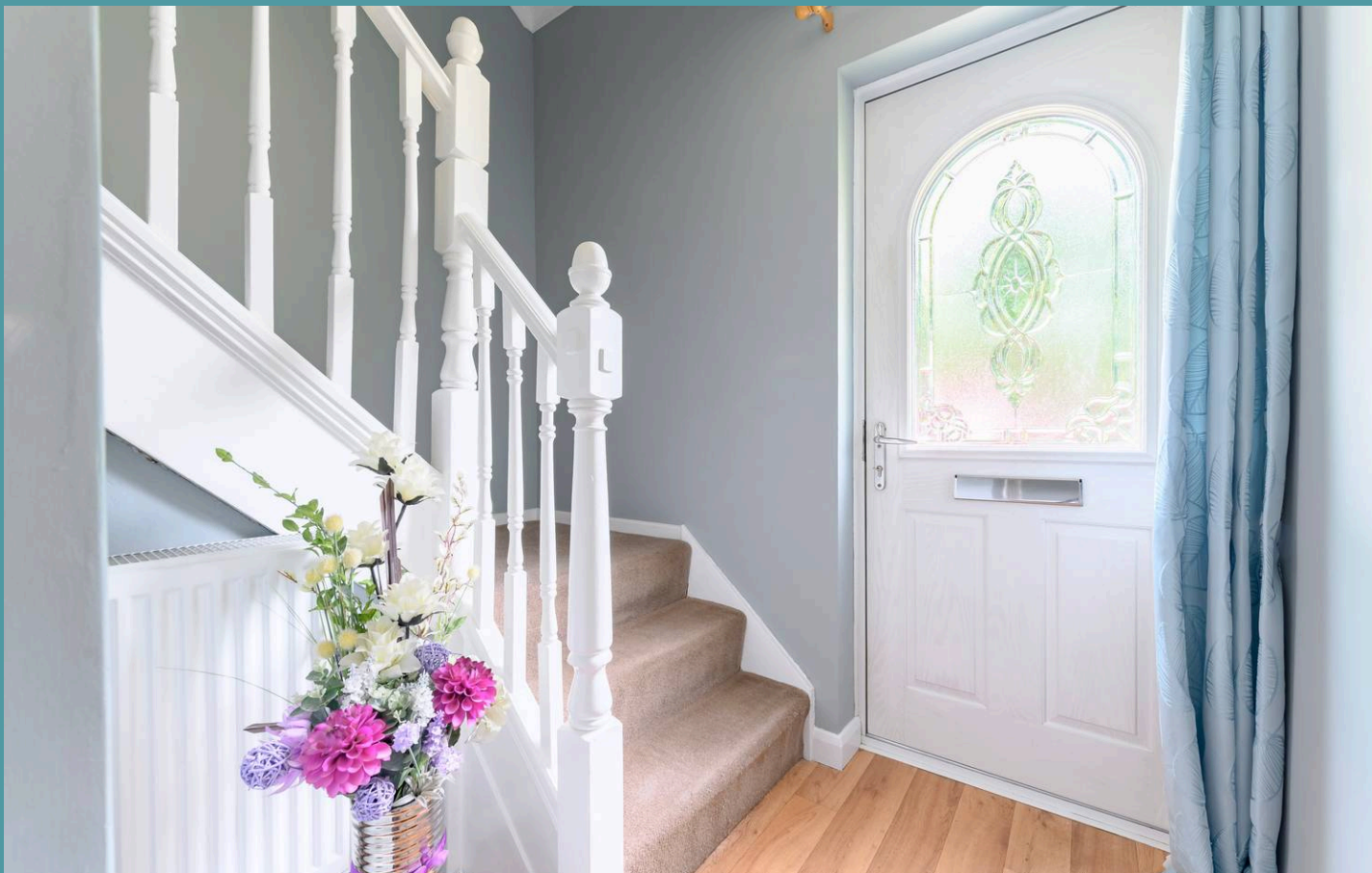
Thetford, Thetford

Offering spacious interiors and a move-in-ready finish, this well-maintained end-terraced home is an ideal choice for first-time buyers or families. It features a generous bay-fronted lounge with dining space and sliding doors to the rear garden, a modern fitted kitchen, and a downstairs WC for added convenience. The contemporary family bathroom includes both a bath and a separate shower. Outside, the home benefits from a larger-than-average enclosed garden with a decked seating area, a neatly kept front garden, and access to a shared off-road parking area for residents. With excellent access to the A11 and a close proximity to local schools and shops, this is a home that offers both comfort and convenience.

Location

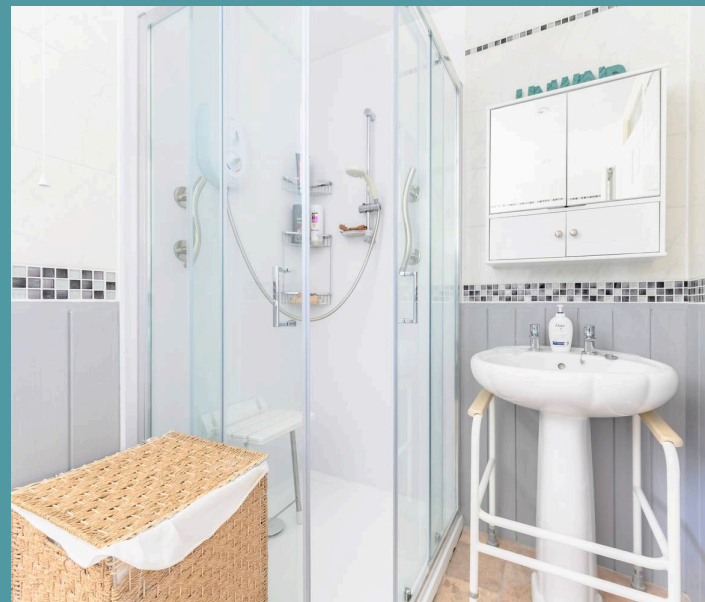
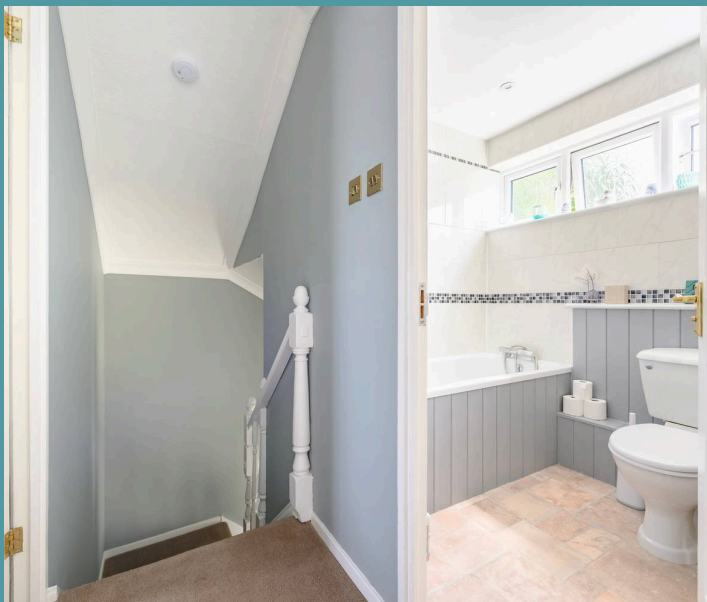
Anne Bartholomew Road in Thetford offers a well-connected and convenient setting on the western edge of town. Residents benefit from easy access to the A11 for direct links to Norwich, Cambridge, and London, making it ideal for commuters. The area is close to a selection of supermarkets, schools, and local amenities, while Thetford Forest Park is just a short drive away, offering walking trails, cycling routes, and outdoor leisure activities. Thetford town centre, with its shops, pubs, and historic attractions, is also within easy reach. Nearby leisure centres, a golf course, and riverside walks along the Little Ouse add further lifestyle appeal for families and professionals alike.





Anne Bartholomew Road, Thetford

Enter through the front door into a welcoming entrance hall that immediately offers a sense of practicality and comfort. A conveniently positioned WC adds everyday ease, perfect for guests or busy households. A spacious storage cupboard provides ample room for coats, shoes, cleaning essentials, or anything you prefer to keep out of sight, helping to maintain a tidy and organised home. From the hallway, step into the generously bay-fronted lounge and dining room, a bright and inviting space that serves as the heart of the home. This versatile room features attractive wood-effect flooring and contemporary wallpaper that adds character without overpowering. There's plenty of room for both a large sofa and a full-size dining table, making it an ideal space for relaxed family evenings or entertaining friends. Natural light floods in through the front-facing bay window, while sliding patio doors to the rear create a direct connection to the garden, enhancing the feeling of openness and flow. Leading on from the lounge is the modern kitchen, thoughtfully fitted with sleek white gloss cabinetry, wood-effect worktops, and matching flooring for a unified and stylish look. Practicality is matched by design here, with generous counter space for food prep and ample storage above and below. Integrated appliances are not included in the sale. A door at the rear provides direct access to the garden, perfect for summer barbecues or bringing in groceries with ease.



Make your way upstairs, where the landing includes an airing cupboard, ideal for storing towels and linens. This floor hosts three well-proportioned bedrooms, offering flexibility to suit your lifestyle. The two double bedrooms are both spacious and comfortable. The third bedroom, though smaller, still offers ample space and would work well as a child's room, guest room, home office, or dressing area, and includes a built-in wardrobe. All bedrooms enjoy fitted carpets and plenty of natural light, creating calm and restful spaces.

Completing the upstairs layout is the family bathroom, which has been smartly updated with both a full-sized bath and a separate glass-enclosed shower cubicle, ideal for households with varied routines. Stylish tiling across the walls and floor creates a clean, modern finish that's both durable and visually appealing. Throughout the home, you'll find double glazing to help maintain a comfortable temperature year-round and support energy efficiency.

Outside, the property offers a generous and well-maintained garden space. The rear garden is larger than average and fully enclosed, providing a safe area for children or pets to enjoy. It is mainly laid to lawn and includes a raised decked seating area, ideal for outdoor dining or simply relaxing in the sunshine. Mature plants and shrubs add a sense of privacy and natural greenery, and a rear gate provides convenient access. At the front, a neatly kept garden enhances the overall appearance and creates a welcoming first impression.

The property offers off-road parking for residents to the front and side, used on a first-come, first-served basis, with the option to rent a garage if required.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

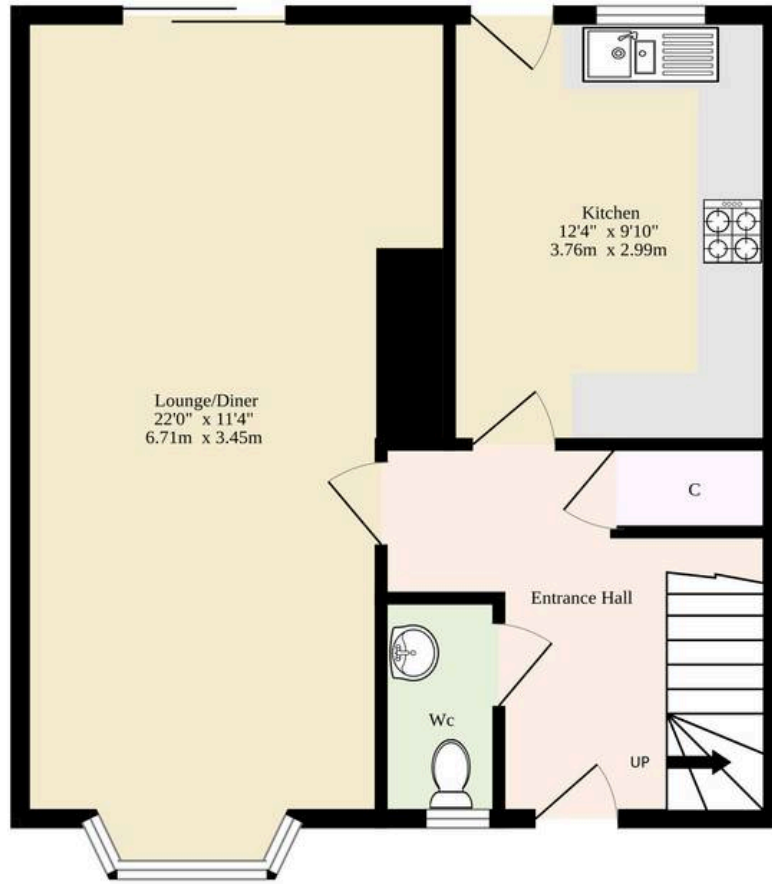
If desired, the garage tenancy can be transferred to the new owner, or interested parties are welcome to contact Flagship Housing directly to arrange rental.

Heating system- Gas Central Heating

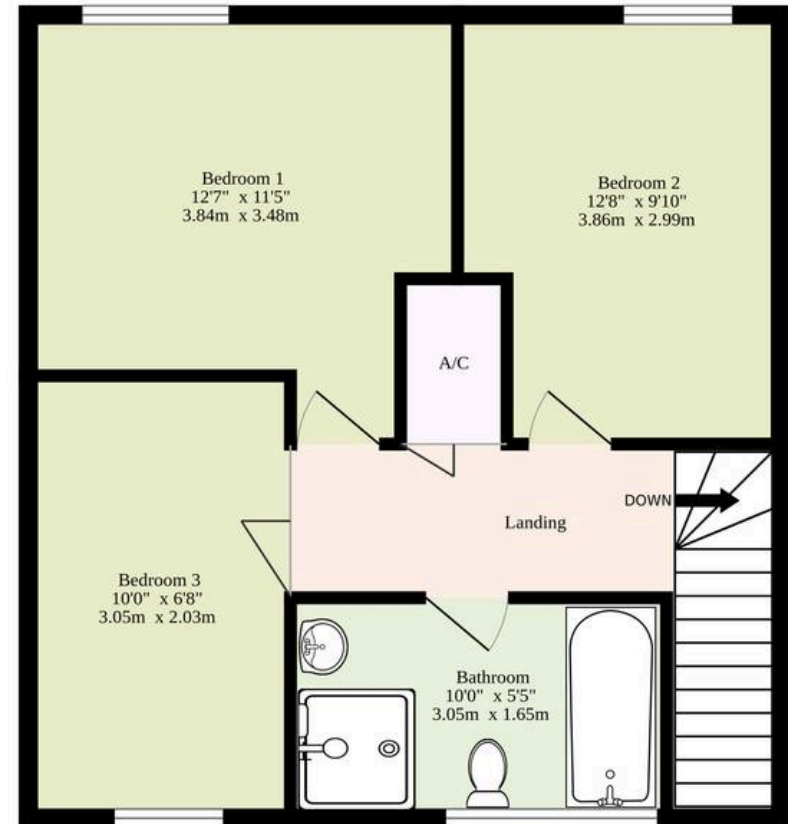
Council Tax Band- B



Ground Floor
458 sq.ft. (42.5 sq.m.) approx.



1st Floor
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 936sq.ft. (87.0 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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