



111 St. Johns Way, Thetford  
Thetford



Minors & Brady



# 111 St. Johns Way

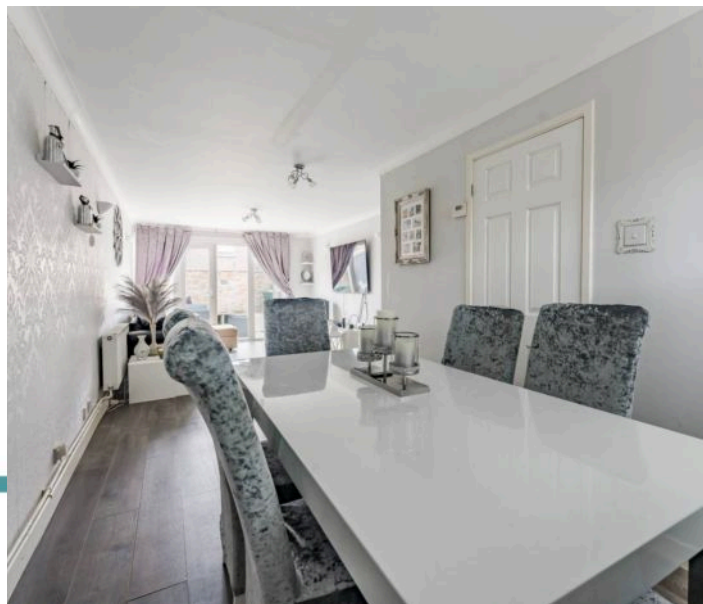
Thetford, Thetford

Generous living spaces, practical features, and a layout designed for everyday comfort define this spacious end-terraced home, with potential to extend. On the ground floor, a sleek fitted kitchen with integrated appliances sits alongside a bright open-plan lounge and dining area, where French doors open to the garden, and a versatile sunroom invites year-round use. Upstairs, three comfortable bedrooms are served by a modern family bathroom with a separate WC, while a second WC on the ground floor adds convenience for busy households. Outside, the enclosed garden offers a lawn, patio, and covered seating area, creating a setting that works just as well for quiet mornings as it does for entertaining friends. A driveway and garage provide secure off-road parking, and the property's well-presented condition means you can settle straight in and start enjoying life in this well-connected part of Thetford.

## Location

St John's Way is set in a well-connected area of Thetford, offering convenient access to everyday amenities, schools, and green spaces. The town centre provides a good range of shops, supermarkets, cafes, and leisure facilities, while Thetford Forest Park is close by, with miles of walking and cycling routes. Commuters benefit from easy road links via the A11 towards Norwich, Cambridge, and London, as well as a mainline railway station connecting to regional and national destinations. Thetford is rich in history, with heritage sites such as Thetford Priory and the Ancient House Museum offering a glimpse into the past. There are several primary and secondary schools within easy reach, along with healthcare facilities and recreational clubs. For those who enjoy the outdoors, the surrounding countryside and riverside areas provide opportunities for fishing, canoeing, and scenic walks. A choice of pubs, restaurants, and local markets adds to the appeal, creating a lively yet welcoming atmosphere.

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Stepping through the front door, you are welcomed into a bright hallway where a practical storage cupboard sits alongside a conveniently located WC. The space is finished with stylish laminate wood-effect flooring that continues throughout much of the ground floor, creating a sense of flow and cohesion.

From here, the home opens into a spacious and light-filled open-plan lounge and dining area, perfectly arranged for both everyday living and entertaining. There is ample room for seating and dining, complemented by a feature wall with modern wallpaper, while French doors frame views of the garden and invite the outdoors in.

The kitchen is both modern and well-proportioned, filled with natural light and fitted with contemporary units and marble-effect worktops, creating a practical and inviting setting. An inset single-bowl sink with mixer tap, tiled splashbacks, and the same attractive flooring add to the sleek finish. Integrated appliances include a built-in single oven and electric hob with cooker hood over, and there is space for a washing machine, fridge/freezer, and dishwasher. A door leads to a handy airing cupboard housing the gas combination boiler, while further French doors open to the sunroom.

The sunroom is a versatile and practical space, filled with light and offering direct access to both the garage and the garden. Mainly laid to decking, it could benefit from a little personal touch, but has excellent potential for year-round enjoyment.



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Upstairs, the landing provides loft access and leads to three well-lit bedrooms, all finished with laminate wood-effect flooring. The principal bedroom stands out for its generous size and adaptability to suit a variety of needs. Serving the first floor is a contemporary family bathroom, recently fitted with a bath and shower over, a glass screen, a wash basin, fully tiled walls, vinyl flooring, recessed spotlights, an extractor fan, and a heated towel rail. A separate WC adds further practicality.

Outside, the enclosed rear garden provides a generous and private outdoor space, ideal for both relaxation and entertaining. A central lawn offers room for play or planting, while a paved patio is perfectly positioned for outdoor dining or summer gatherings. Along one side, a neat gravelled border is planted with decorative shrubs, and there's a covered section laid with artificial grass, currently housing a hot tub, complete with a power connection.

A side gate from the garden leads to the driveway, where off-road parking is available alongside a generous garage equipped with power and lighting. The garage features an up-and-over door to the front and a personal door opening into the sunroom, adding convenience and accessibility.

## Agents notes

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

Heating system- Combi Boiler

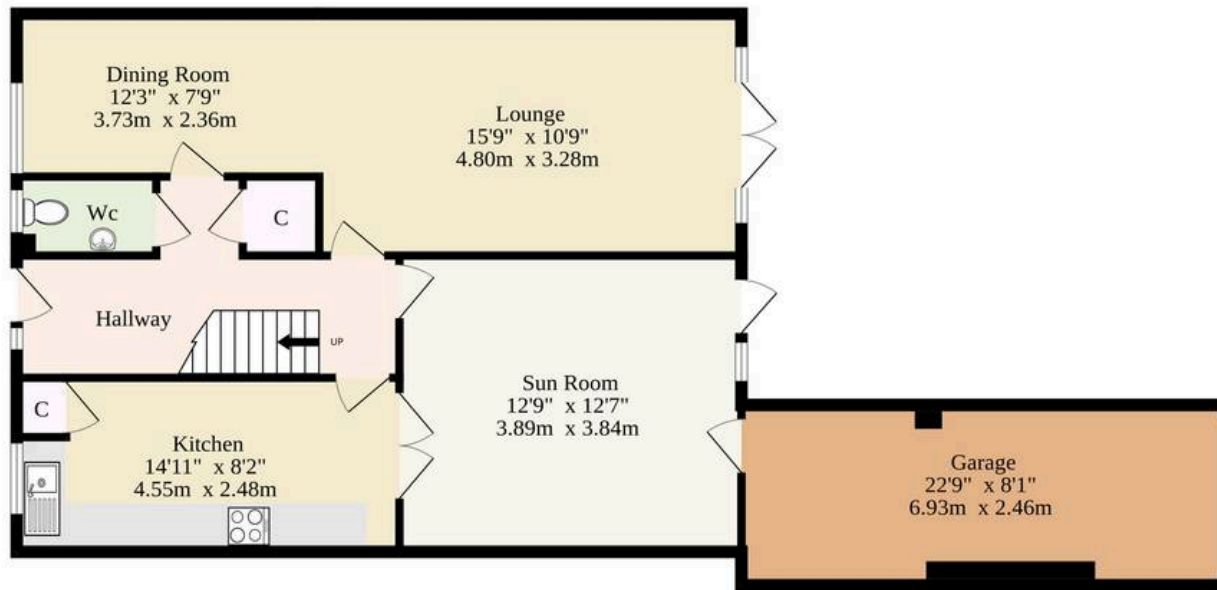
Council Tax Band-A



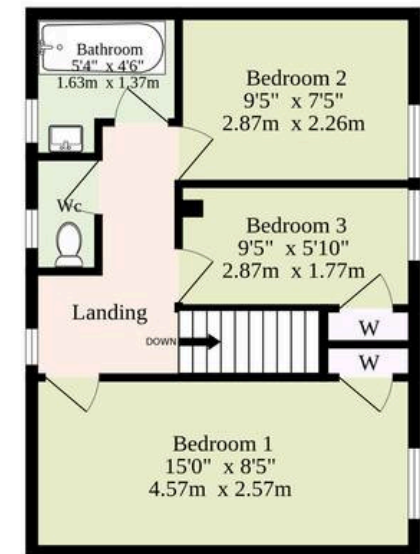
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Ground Floor  
835 sq.ft. (77.6 sq.m.) approx.



1st Floor  
316 sq.ft. (29.4 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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