



18 Swale View, Thetford  
Thetford

Minors & Brady



# 18 Swale View

Thetford

Life on a quiet residential road in Thetford's Kingsfleet Development offers the perfect balance of calm and convenience, and this semi-detached home is designed to complement it. From the welcoming entrance hall with handy storage and a convenient WC, to the bright, spacious living room and open-plan kitchen and dining area with French doors opening onto the garden, every space is ready for family life and entertaining. Upstairs, three comfortable bedrooms, including a principal with built-in wardrobe and en-suite, offer privacy, while a family bathroom serves the remaining rooms. Outside, a well-kept garden, patio, garage, carport, and driveway provide both practicality and space to enjoy everyday life, all with the reassurance of the remaining NHBC guarantee.

## Agents Note

Freehold

Connected to all mains services.

Maintenance fee: £22.88 pcm.



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- Semi-detached residence proudly positioned down a quiet residential road within the popular Kingsfleet development, in the market town of Thetford
- Remainder of NHBC guarantee
- Turn-key interior, suitable for families looking for a home that showcases spacious and flexible accommodation that can easily adapt to your own preferences
- Spacious, light-filled living room inviting relaxation and entertaining
- Open-plan kitchen/dining room with French doors out to the garden, creating an effortless flow for everyday living and hosting
- Kitchen is fitted with wall and base cabinetry, an integrated oven and areas to place your own appliances
- Three bedrooms offering the utmost comfort and privacy, one benefiting from a built-in wardrobe and a private en-suite
- Family bathroom comprising of a three-piece suite
- A large, well-maintained garden featuring a patio for seating, a laid to lawn and side access into the garage
- A brick-weave driveway that is covered by a carport and a garage for storage options



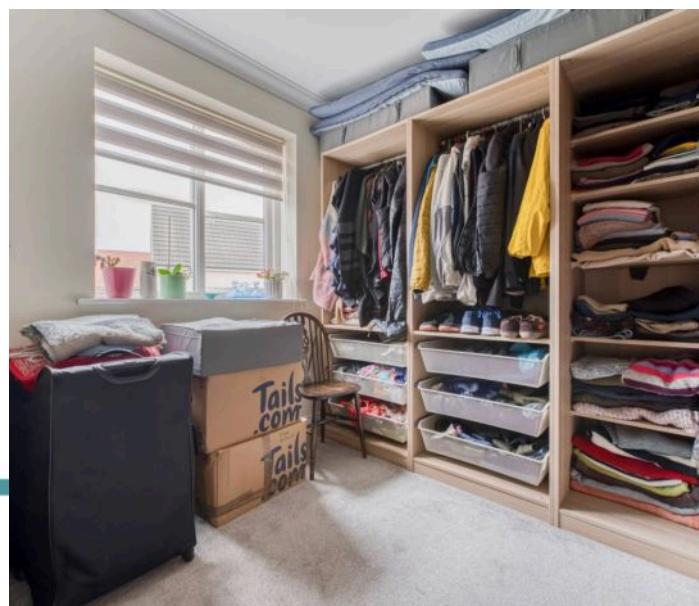
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## Location

Swale View is a residential street in the market town of Thetford, located in the south-west of Norfolk. Residents have convenient access to local amenities: small convenience stores, a post office, and a range of cafes and takeaways are within walking distance, while Thetford town centre offers larger supermarkets and a variety of independent shops, boutiques, and services. For families, Raleigh Infant Academy and Admirals Academy are among the closest primary schools, while The Thetford Academy provides secondary education within a short drive or walk.

Transport connections are practical: Thetford railway station is nearby, providing routes to Norwich, Cambridge, and beyond, and the town is well-served by bus services and road links via the A11, giving easy access to surrounding towns and cities. Lifestyle in the area balances convenience with leisure: residents benefit from proximity to Thetford Forest for walking, cycling, and outdoor activities, as well as local sports clubs, community events, and historic landmarks that reflect the town's market-town heritage. Swale View therefore combines quiet residential living with accessibility to education, amenities, transport, and recreation.



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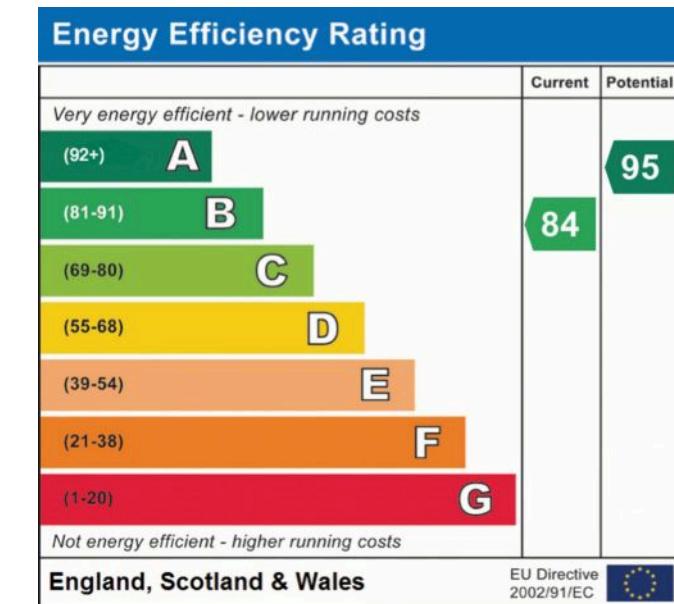
Step through the welcoming entrance hall into a bright and airy space, complete with a convenient cloakroom and under-stairs storage, setting the tone for the rest of the home. The spacious living room is filled with natural light, creating an inviting atmosphere for both relaxation and entertaining.

At the heart of the property lies the open-plan kitchen and dining area, thoughtfully designed to encourage everyday living and social gatherings alike. French doors open onto the garden, providing a seamless connection between indoor and outdoor spaces. The kitchen itself is fitted with practical wall and base cabinetry, an integrated oven, and generous areas for your own appliances, offering both style and function.

Upstairs, three well-proportioned bedrooms provide comfort and privacy, with the principal bedroom benefiting from a built-in wardrobe and private en-suite. A family bathroom, complete with a classic three-piece suite, serves the remaining bedrooms.

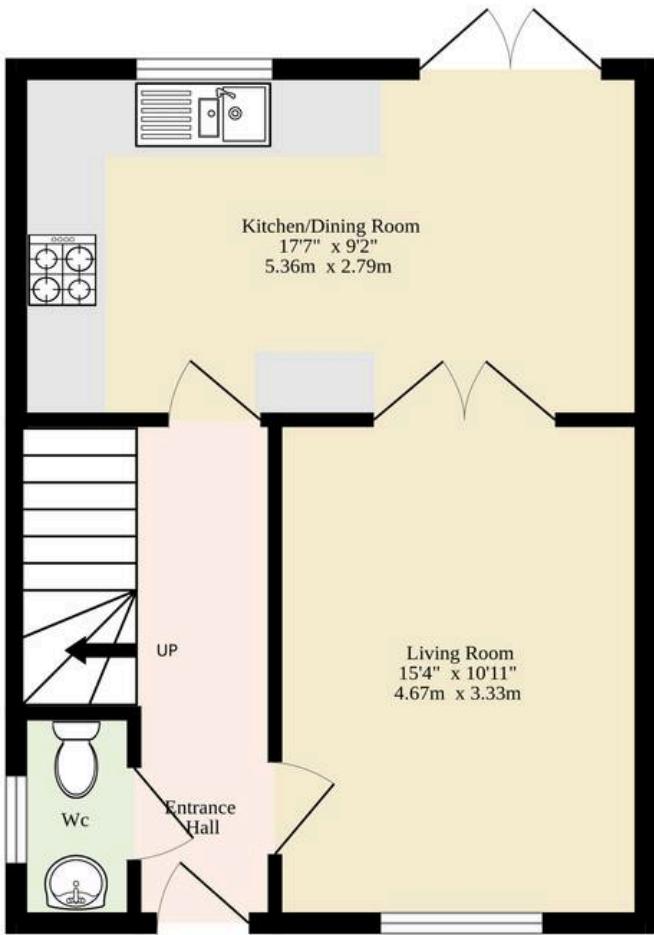
Outside, the home continues to impress with a large, well-maintained garden, featuring a patio for outdoor dining, a laid-to-lawn area for play or relaxation, and convenient side access into the garage. The brick-weave driveway, protected by a carport, and the garage provide ample storage and parking options.

This property presents a rare opportunity to enjoy the ease of modern living within a friendly, sought-after neighbourhood. Whether you are starting a family, looking for space to grow, or simply seeking a home that balances practicality with style, this Kingsfleet residence delivers a lifestyle of comfort and versatility.

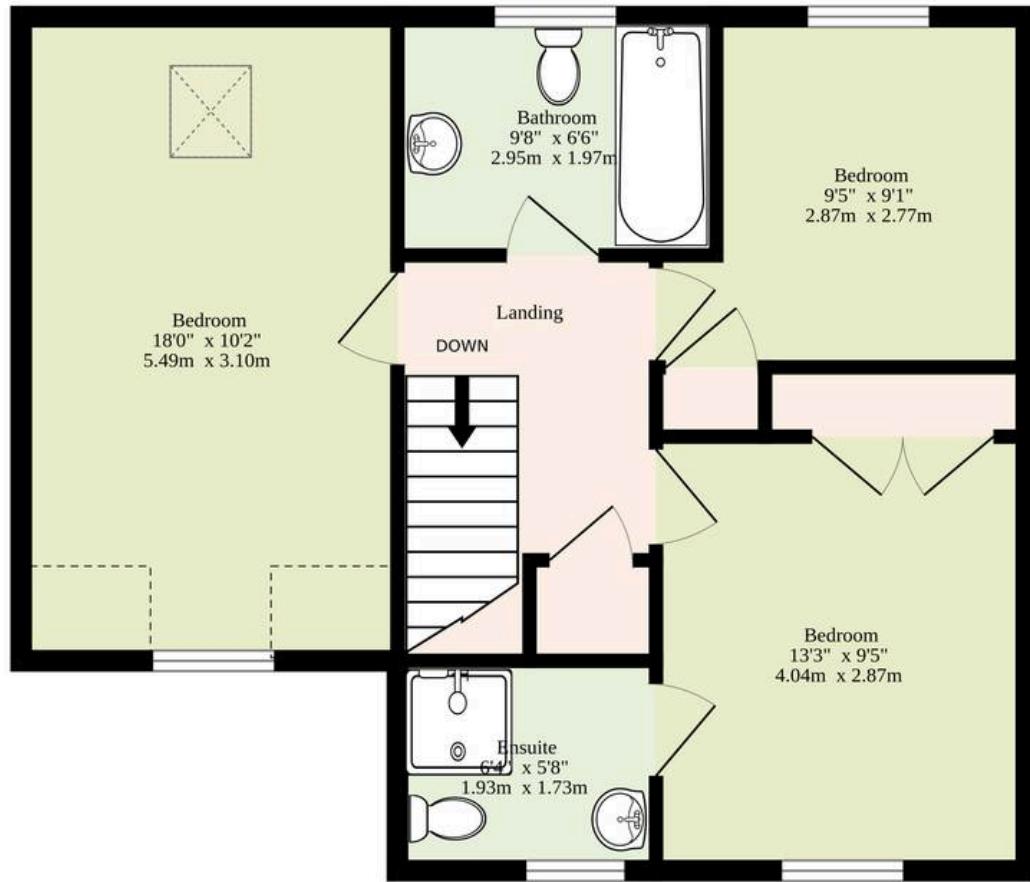


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Ground Floor  
433 sq.ft. (40.2 sq.m.) approx.



1st Floor  
583 sq.ft. (54.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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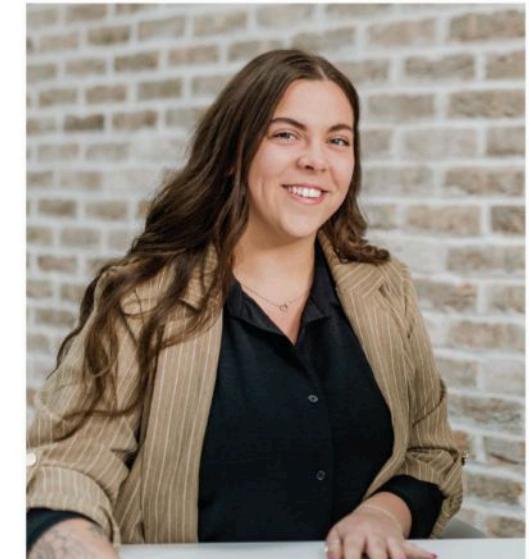
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