



4 Ross Walk, Thetford

Thetford



Minors & Brady



## 4 Ross Walk

Situated in a pleasant pedestrianised position on the sought-after Heatherwood Development in Thetford, this deceptively spacious three-storey detached home offers versatile and well-presented accommodation throughout. The ground floor includes a welcoming entrance hall, a bright dual-aspect lounge with French doors opening to the garden, and a modern refitted kitchen/diner designed for both everyday living and entertaining. Two generous double bedrooms and a family bathroom occupy the first floor, while the second floor is dedicated to a substantial principal suite with dressing area and en suite, featuring characterful sloping ceilings in places. The landscaped south-east facing garden, garage and parking further enhance the home's practicality, and the property is offered with no onward chain. Convenient access to the A11 and Thetford's rail links and amenities make this an excellent choice for families and commuters alike.

- Three-storey detached family home offering spacious and flexible accommodation across all levels
- Pleasant pedestrianised position within the popular and well-established Heatherwood Development
- Three well-proportioned double bedrooms arranged over two upper floors
- Substantial principal bedroom suite with dressing area, en suite and useful storage
- Modern refitted kitchen/diner with integrated appliances and ample space for dining and entertaining
- Landscaped south-east facing rear garden designed for ease of maintenance and outdoor enjoyment
- Solar panels and air-conditioning units enhancing comfort and energy efficiency
- Garage and allocated parking providing practical off-road parking solutions







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## 4 Ross Walk

### The Location

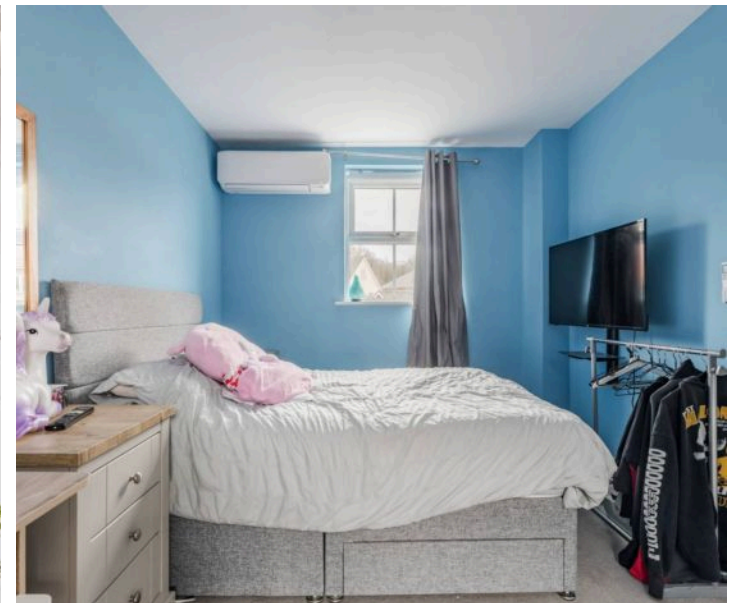
This property is situated in a sought-after residential area of Thetford, known for its peaceful surroundings and strong sense of community. Conveniently positioned, it offers easy access to a wide range of local amenities including supermarkets, independent shops, cafes, pubs, and restaurants, ensuring everyday needs are well catered for.

The nearby town centre provides additional shopping, leisure, and healthcare facilities, making this location both practical and desirable.

Families will appreciate the selection of well-regarded primary and secondary schools within close proximity, as well as nurseries and childcare options. The area also boasts a number of parks and green spaces, including the expansive Thetford Forest Park, perfect for walking, cycling, and outdoor activities.

Transport links are excellent, with regular bus services and easy access to the A11, providing direct routes to Norwich, Cambridge, and beyond. Thetford railway station is nearby, offering direct train services to major hubs such as London and Norwich, making the area ideal for commuters and travellers alike.

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## 4 Ross Walk

### Ross Walk, Thetford

Set within a peaceful pedestrianised position on the ever-popular Heatherwood Development in Thetford, this impressive three-storey detached family home offers far more space than first meets the eye. Beautifully presented throughout and offered with no onward chain, the property combines generous proportions, modern upgrades and a highly convenient location with excellent access to the A11.

Since purchasing the home in 2021, the current owners have thoughtfully enhanced the property, including a stylish refitted kitchen/dining room, landscaped rear garden and the addition of air-conditioning units. Solar panels further enhance the home's efficiency, making it as practical as it is comfortable.

The ground floor is well laid out for modern living. A welcoming entrance hall leads to a bright dual-aspect lounge with French doors opening onto the rear garden, creating a lovely flow of natural light. The contemporary kitchen/breakfast room has been upgraded with a range of modern units and integrated appliances, offering ample workspace and room for dining. A cloakroom and useful under-stairs storage complete this level.

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## 4 Ross Walk

Across the first floor are two generous double bedrooms, both enjoying dual aspects and air-conditioning for added comfort. A well-appointed family bathroom serves these rooms. The top floor is dedicated to an impressive principal suite, featuring a spacious double bedroom with dormer and Velux windows, a dressing area currently arranged as a home office space, and an en suite.

Please note there are some sloping ceilings on this level, adding character while slightly restricting head height in places.

Externally, the south-east facing rear garden has been landscaped to create an attractive and manageable outdoor space, ideal for relaxing or entertaining. The property also benefits from a garage and parking.

Thetford itself is well positioned for commuters and families alike, with a mainline railway station providing links to London and beyond, everyday amenities within the town centre, and a range of leisure facilities including a sports centre and swimming pool. Surrounded by Thetford Forest and nearby nature reserves, the area offers excellent opportunities for outdoor pursuits.

A deceptively spacious and well-upgraded home in a sought-after setting, this property is ideal for buyers seeking versatile accommodation in a convenient yet peaceful location.

### Agents Note

This property will be sold freehold.

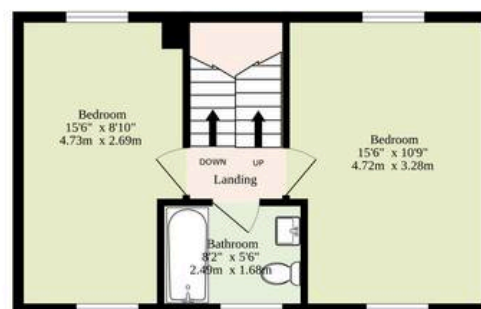
Connected to mains water, electricity, gas and drainage.



Ground Floor  
606 sq.ft. (56.3 sq.m.) approx.



1st Floor  
362 sq.ft. (33.6 sq.m.) approx.



2nd Floor  
281 sq.ft. (26.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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