



375 St. Johns Way, Thetford  
Thetford



£300,000  
Minors & Brady

Set along a quiet residential road in the Norfolk town of Thetford, this semi-detached residence has been comprehensively extended and renovated to create a well-considered family home, finished to a high standard and ready to adapt to individual taste and lifestyle. The layout has been carefully reworked to prioritise light, flow and everyday practicality, with generous open-plan living spaces that suit modern family life and entertaining alike, complemented by a garden-facing extension that draws the outside in. Throughout the house, the emphasis is on comfort, quality and longevity, creating a home that feels considered and easy to live in from the moment you arrive.

- Semi-detached residence located down a quiet residential road in the Norfolk town of Thetford
- Extended and renovated to create a beautiful family home, ready to adapt to your preferences and style
- Brand-new heating system installed with a combi boiler, six steel radiators and pipework
- Spacious living room filled with an abundance of natural light, flowing into a dining area, creating a seamless flow for everyday living and entertaining
- Modern kitchen equipped with cabinetry, an integrated oven, a dishwasher, space for a fridge/freezer and a breakfast bar unit
- Living area seamlessly connects to the extended garden room, showcasing skylights, large windows and sliding doors, offering views of the garden
- Three bedrooms offering comfort and privacy, one with a built-in wardrobe
- Family bathroom comprising of a contemporary three-piece suite, a ground floor shower/utility room and a WC
- A paved driveway providing off-road parking and a garage for storage options, with the potential to convert (stpp)





M&B

# 375 St. Johns Way

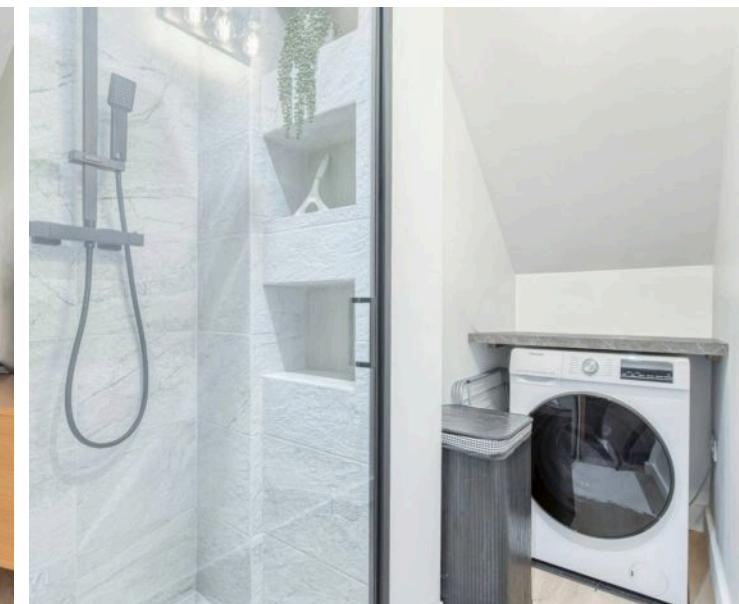
## Location

St. Johns Way is a quiet residential street located in the eastern part of Thetford, a historic market town on the Norfolk–Suffolk border. It sits within easy reach of the town centre, where local shops, small supermarkets, cafes, and eateries provide everyday conveniences. Nearby you'll find independent retailers alongside familiar chains, giving residents access to essentials without needing to travel far.

For families, St. Johns Way is well positioned near several schools. Redcastle Family School, a primary school, is one of the closest, just a short walk away, while The Thetford Academy, serving older children and secondary education, is a few minutes' drive or bus ride. Other local schools such as Bishop's Church of England Primary Academy and Queensway Junior & Infant Academies are also within easy reach.

Transport connections are strong for a town of Thetford's size. Thetford railway station is a short drive or 20–25 minute walk, providing regular services to Norwich and Cambridge. Bus routes run along nearby main roads, linking St. Johns Way to the town centre, surrounding villages, and local amenities. The A11 dual carriageway is also accessible within a few minutes, making commuting by car straightforward.

Lifestyle on St. Johns Way balances town convenience with proximity to green space. Residents can enjoy Thetford Forest and local parks for walking, cycling, or outdoor activities. The community feel is reinforced by nearby community facilities, leisure centres, and sports clubs, making it appealing for families and professionals.



## St. Johns Way

The front door opens into a welcoming entrance hall, bright and airy, leading through to the main living spaces. At the heart of the house is a generous open-plan lounge, dining and kitchen area, reconfigured to improve both light and flow. The removal of the original dividing wall, now supported by a discreet 4-metre steel beam integrated into the flooring, has transformed the space into one that works comfortably for everyday living as well as entertaining.

The living area enjoys an abundance of natural light and connects easily with the dining space and kitchen beyond. The kitchen is fitted with modern, high-quality units offering extensive storage, an integrated oven, a built-in 60cm dishwasher, space for a fridge/freezer and a well-designed breakfast bar that suits both casual meals and social gatherings. Luxury vinyl flooring runs throughout the ground floor, with electric underfloor heating in the kitchen adding an extra level of comfort.

From here, the space opens directly into the extended garden room. Designed to feel part of the home rather than an afterthought, it features bi-folding doors, large windows, skylights and a solid insulated roof with downlights, allowing light to pour in and providing a clear view out to the garden.

The ground floor also includes a newly added shower room with a built-in shower and a practical utility corner, alongside a separate cloakroom W.C. A bespoke under-stairs pet house with flooring has been neatly incorporated, offering a functional and considered detail.



Upstairs, there are three well-proportioned bedrooms, one with a built-in wardrobe, all offering a sense of privacy and comfort. Wool-rich carpets run across the first floor and stairs. The family bathroom has been fully renovated and fitted with a contemporary three-piece suite, finished with clean, modern lines.

The renovation extends well beyond what is immediately visible. New ceilings have been installed throughout, with enhanced insulation including 100mm rockwool between floors and additional insulation to the extension side wall. Acoustic plasterboard has been added to the neighbour-facing wall downstairs. Heating is provided by a new Weismann 35kW combi boiler, six double-column steel radiators in a matt black finish and entirely new pipework for both heating and water systems. The property has also been fully rewired, with a new consumer unit, screwless steel plate switches and sockets (including USB points), and five new oak internal doors with frames.

Outside, the front and rear gardens have been landscaped with practicality and ease of maintenance in mind. Porcelain paving with hidden drainage runs behind and alongside the property, while the rear garden is fully enclosed and laid mainly to lawn, with planted beds, established trees, a greenhouse, a storage shed and a patio area arranged for outdoor seating.

To the front, a redesigned porch with new ceiling and flooring creates a smart entrance, while a paved driveway provides off-road parking. The garage offers useful storage and presents potential for conversion, subject to the necessary permissions.

Further features include six A\*\*-rated windows, a new safety main door, front-facing CCTV, additional lighting and power within the garage, loft storage with flooring and insulation, and a roof that has been professionally cleaned and maintained.



Ground Floor  
742 sq.ft. (68.9 sq.m.) approx.

1st Floor  
413 sq.ft. (38.4 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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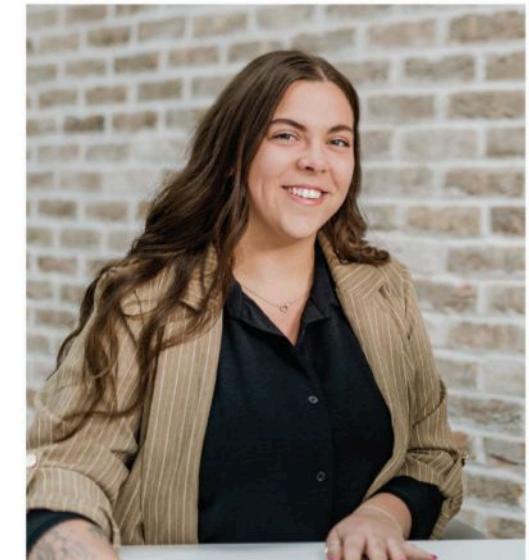
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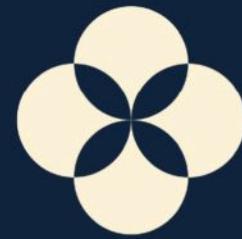
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