



296 St. Johns Way, Thetford

Thetford



Minors & Brady

# 296 St. Johns Way

Thetford

This well-presented end-terrace home on the edge of Thetford offers generous living space, two comfortable double bedrooms and a sunny south-facing garden, making it an appealing choice for first-time buyers or anyone moving on from apartment living. The open-plan lounge/diner creates a welcoming central space for everyday life, while the reconfigured first floor provides a larger modern bathroom and two well-proportioned rooms that feel calm and practical. Outside, the garden offers a private setting with lawn, patio and decking areas that work beautifully for relaxing or entertaining through the warmer months. With direct access to the garage and a motivated seller, this is a home that feels ready to enjoy from day one, with the scope to make it your own over time.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.

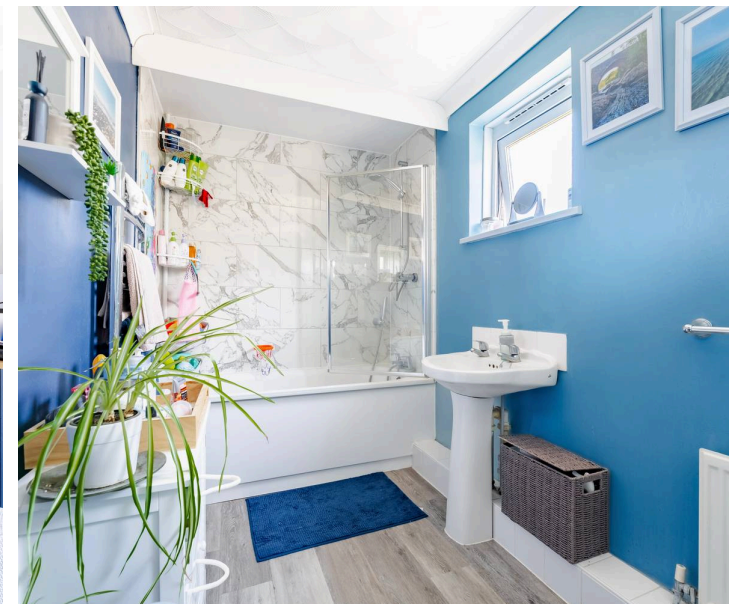


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- Motivated owners
- End-terrace home positioned on the outskirts of Thetford
- Suitable choice for first-time buyers!
- Well-presented throughout, with thoughtful upgrades made by the current owners
- Spacious lounge/diner providing a practical open-plan area for seating and dining
- Kitchen overlooking the rear garden, fitted with wall and base units and an integrated oven
- Two well-proportioned double bedrooms created from a reconfigured three-bedroom layout
- Enlarged and modernised family bathroom with updated fittings and a built-in shower
- South-facing rear garden with lawn, patio and decking, suitable for outdoor dining and low-maintenance use
- Direct access from the garden to the garage, ideal for secure storage of bikes, tools or equipment



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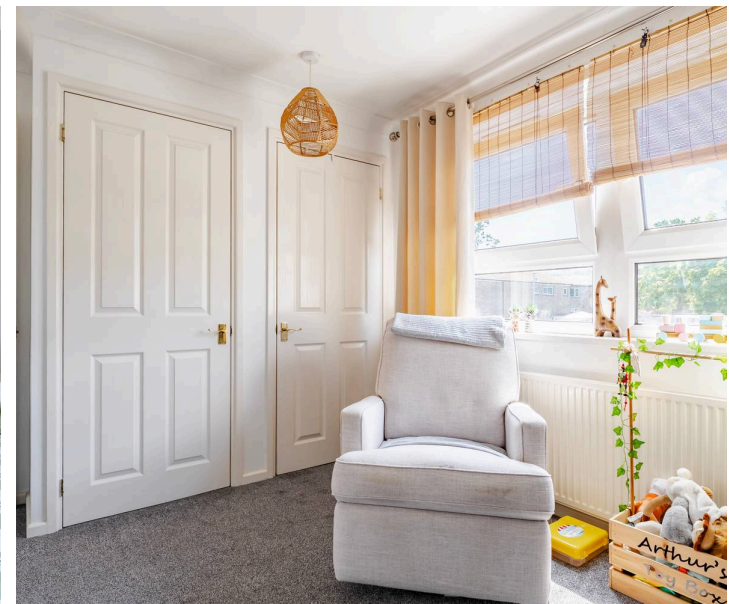
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**Thetford**

St. Johns Way sits in a calm residential pocket on the eastern side of Thetford, giving you a setting that feels settled and practical without being far from anything useful. Homes here sit close to everyday amenities, with local shops dotted around the surrounding streets and larger services only a short drive away. For groceries, the nearest options include Londis on Canons' Walk for quick top-ups, while Tesco Superstore and Lidl on the Norwich Road side of town are the closest full-range supermarkets. Families have several schools within easy reach, with Redcastle Family School being one of the nearest, alongside Thetford Grammar School, Queensway Infant Academy & Nursery, and Norwich Road Academy.

Transport links are straightforward. Bus stops sit within a short walk, connecting to the town centre and nearby neighbourhoods, and the A11 is only minutes away, making commuting toward Norwich, Cambridge, or Bury St Edmunds simple. Thetford railway station is also accessible for regional and intercity travel. Day-to-day life here leans toward convenience and balance: Thetford Forest, riverside paths, and local parks offer space for walking and cycling, while the town centre provides cafés, gyms, supermarkets, and historic landmarks. It's a location that supports a steady, easy routine with green space and essentials both close at hand.



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Tucked away on the outskirts of Thetford, this end-terrace property offers an appealing blend of comfort, practicality and space, perfect for anyone searching for a first home with room to grow. With a motivated seller, it's a timely opportunity to secure a home that has been thoughtfully improved and well cared for.

The entrance hall sets the tone: bright, tidy and immediately functional. A cloakroom sits neatly to one side, alongside a deep storage cupboard that keeps the everyday essentials out of sight.

The heart of the home is the living/dining room, a generous open-plan space that naturally lends itself to both relaxed evenings and hosting friends. Thanks to dual access from the hallway, the room could be zoned or divided in future if a separate snug, office or play area is ever desired. It's a layout that adapts as life does.

Opposite, the kitchen enjoys a view over the rear garden and offers a practical arrangement of fitted units and cooking space. It has an integrated oven, under-counter areas for appliances and plumbing for a washing machine.

Upstairs, the owners have reconfigured the original three-bedroom layout to create two comfortable double rooms, each with a sense of calm and proportion. The bathroom has been enlarged and refitted with a modern suite, including a built-in shower and heated towel rail, giving the space a clean, contemporary feel.



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The rear garden is a genuine highlight: south-facing, enclosed and designed for easy enjoyment. A mix of lawn, patio and decking creates natural areas for outdoor dining, morning coffee or simply unwinding in the sun. Direct access to the garage adds valuable storage for bikes, tools or hobby equipment.

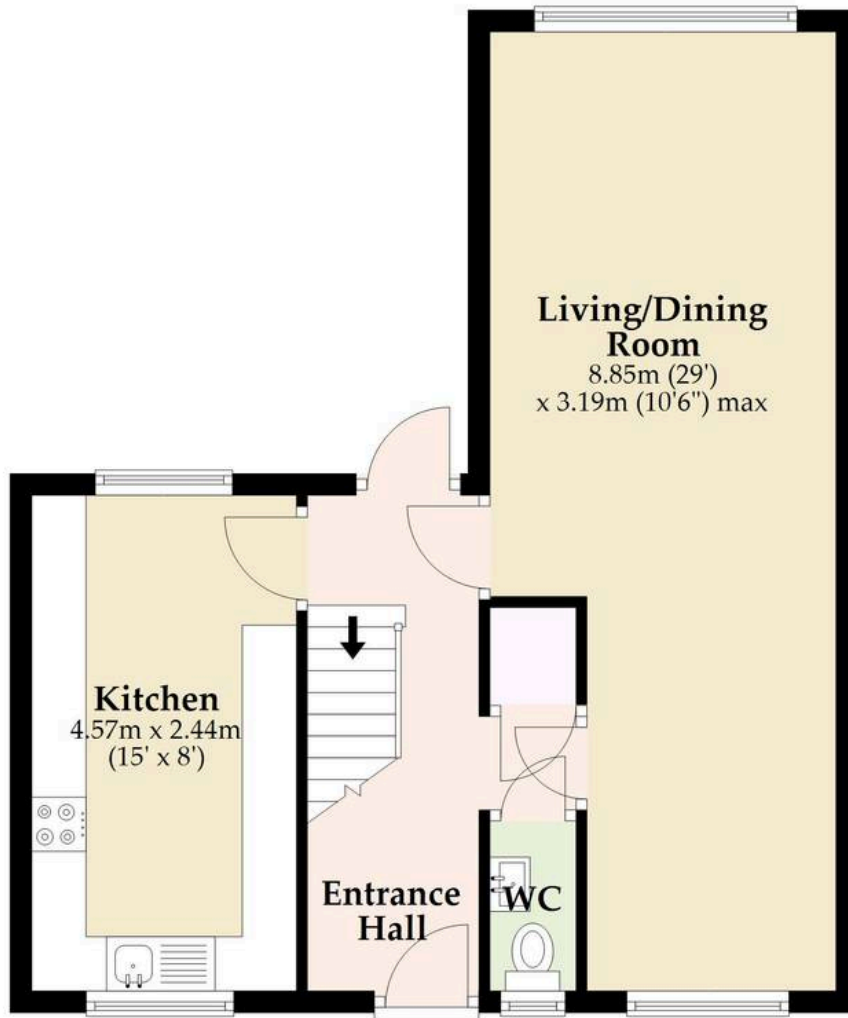
With its generous living space, upgraded layout and sunny garden, this end-terrace offers far more than the typical first-time-buyer home. It's a property that feels ready to move into, yet still offers scope to personalise over time.



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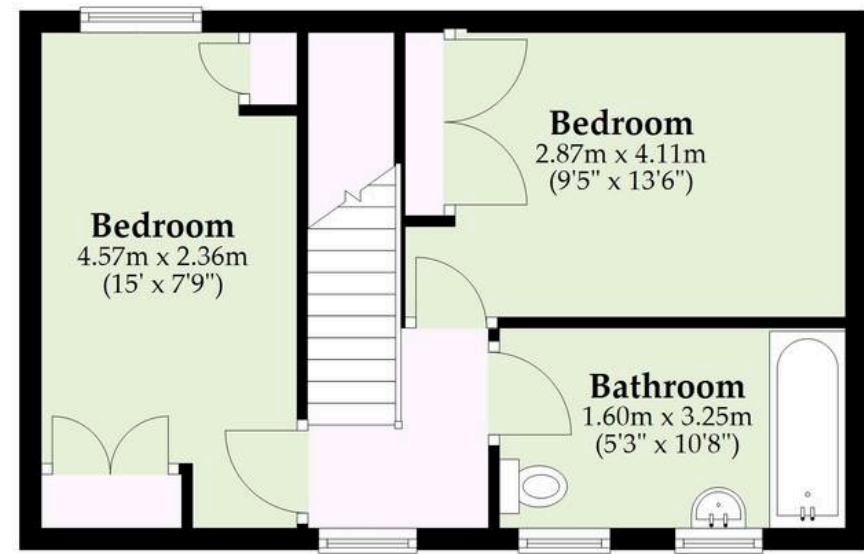
## Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



Total area: approx. 81.3 sq. metres (874.8 sq. feet)

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.

Plan produced using PlanUp.

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Meet *Theo*  
Property Consultant



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