



2 Aleutia Gardens, Thetford

Thetford



Minors & Brady

2 Aleutia Gardens

Thetford

Set within its own private woodland setting, this individually designed detached bungalow offers a rare combination of seclusion, space and effortless single-storey living. Behind gated access, a sweeping driveway leads to generous parking and a double garage, while over 2,600 sq ft of adaptable accommodation unfolds inside. The home features an exceptional full-depth living room, an open-plan kitchen/dining space and four well-proportioned double bedrooms, including a principal suite with its own en-suite and dressing area. A beautifully appointed family bathroom provides a bathtub, separate shower and twin sinks, complemented by an additional shower room with a three-piece suite. High-efficiency solar panels support sustainable living, and the expansive wrap-around grounds, with lawns, patio and surrounding woodland alive with wildlife, create a peaceful, countryside feel. Offered chain free, it presents an appealing opportunity for those seeking privacy, practicality and a lifestyle closely connected to nature.



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- Offered chain free
- Individually designed detached-bungalow positioned on a substantial woodland plot within the Norfolk market town of Thetford
- Gated development boarded by tall trees for seclusion, with a sweeping driveway providing ample off-road parking and a detached double garage
- Showcasing over 2,600sqft of spacious and flexible accommodation that can easily adapt to your families lifestyle preferences
- High-efficiency solar photovoltaic panels capable of generating 4kw, significantly reducing household energy consumption and lowering long-term utility costs
- An exceptional 32ft living room with a striking wood-cladded ceiling, a feature fireplace and two-sets of sliding doors, connecting the living space to the outdoors
- Open-plan kitchen/dining room fitted with units, an integrated oven and under-counter areas for appliances, complemented by a functional utility room
- Four double bedrooms offering the utmost comfort and privacy, one of which is a principal bedroom benefiting from a private en-suite shower room and a dressing area
- Remaining bedrooms share a family bathroom and a shower room, both offering quality fixtures and fittings
- Expansive, wrap-around grounds that offer endless possibilities, featuring a patio for outdoor seating, a sweeping lawn and surrounding woodland, with passing wildlife



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Aleutia Gardens sits just off Arlington Way on the quieter eastern side of Thetford, in a pocket of the town that feels settled and calm. It's the kind of setting where you can step outside and immediately sense that you're away from the busier parts of town, yet everything you need remains close at hand.

Everyday amenities are easy to reach. The Tesco Superstore at Kilverstone is the nearest large supermarket, with Sainsbury's at Forest Retail Park only a little further along. ALDI on Lime Kiln Lane and Lidl on London Road give you additional choice, and the Tesco Express on Norwich Road is convenient for quick top-ups. Living here means you're never far from a practical option, whether you're doing a full weekly shop or grabbing something on the way home.

Families benefit from having several schools nearby. Admirals Academy is the closest primary, with Norwich Road Academy and Thetford Drake Primary also within a short distance. Thetford Grammar School sits near the town centre and offers an independent route, while Thetford Academy on Old Croxton Road serves as the main secondary school for the area. The mix of options makes the location straightforward for school runs and routines.



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Transport links are one of Thetford's strengths, and Aleutia Gardens is well placed to use them. Thetford Railway Station provides direct routes to Norwich and Cambridge, with onward connections to London. The bus interchange in the town centre offers regular services across the region. The A11 is only minutes away, giving fast access to Norwich, Newmarket, Cambridge and the wider road network.

One of the biggest lifestyle advantages of living here is the proximity to Thetford Forest. It's a short drive to miles of woodland trails, High Lodge, wildlife-rich areas and open spaces that suit walking, cycling, running or simply spending time outdoors. The combination of a peaceful residential base and such a large natural landscape nearby is a defining part of the appeal.

Aleutia Gardens

A chain-free opportunity to secure an individually designed detached bungalow set within a secluded woodland plot on the edge of the Norfolk market town of Thetford. This is a home shaped around space, privacy and a lifestyle that leans into nature, with tall trees forming a natural boundary and a gated entrance leading to a sweeping driveway and detached double garage.



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Tucked away within a discreet development, the property enjoys a park-like backdrop where deer, ducks, squirrels and partridge are familiar visitors. The wrap-around grounds offer a sense of calm and openness rarely found so close to town amenities, with a generous lawn, established woodland and a patio positioned for outdoor dining or quiet evenings surrounded by birdsong.

Stepping inside, a bright and airy entrance hall sets the tone for the home's generous proportions. A boot room and cloakroom sit neatly to one side, while a flexible study provides an ideal workspace for those who work remotely.

The heart of the home is an exceptional living room stretching the full depth of the property. A striking wood-clad ceiling, feature fireplace and two sets of sliding doors create a warm, inviting atmosphere that flows naturally into the garden, perfect for relaxed family living or entertaining.

The open-plan kitchen/dining room offers a sociable layout with fitted units, an integrated oven and under-counter spaces for appliances. A separate utility room adds everyday practicality, with plumbing for laundry goods.

All four bedrooms are comfortable doubles, each offering privacy and flexibility for family, guests or multi-generational living. The principal bedroom enjoys its own en-suite shower room and a dressing area with built-in wardrobes.



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The family bathroom features a four-piece suite comprising a bathtub, a separate shower enclosure, a toilet and a pair of 'his and hers' sinks, creating a practical and elegant space for busy households. The additional shower room includes a three-piece suite with a shower enclosure, a toilet and a wash basin, ideal for guests or larger families.

High-efficiency solar photovoltaic panels capable of generating 4kW significantly reduce household energy consumption, offering long-term savings and a more sustainable way of living.

With over 2,600 sqft of adaptable accommodation, this is a home that can evolve with your lifestyle. Combined with its private position, generous grounds and chain-free status, it represents a compelling opportunity for those seeking space, seclusion and a strong connection to nature.

Agents Notes

Freehold

Connected to mains water, electricity and gas.

Hot water radiators.



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Ground Floor
Approx. 243.2 sq. metres (2617.5 sq. feet)



Total area: approx. 243.2 sq. metres (2617.5 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 PlanUz.

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Branch Manager




Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk