



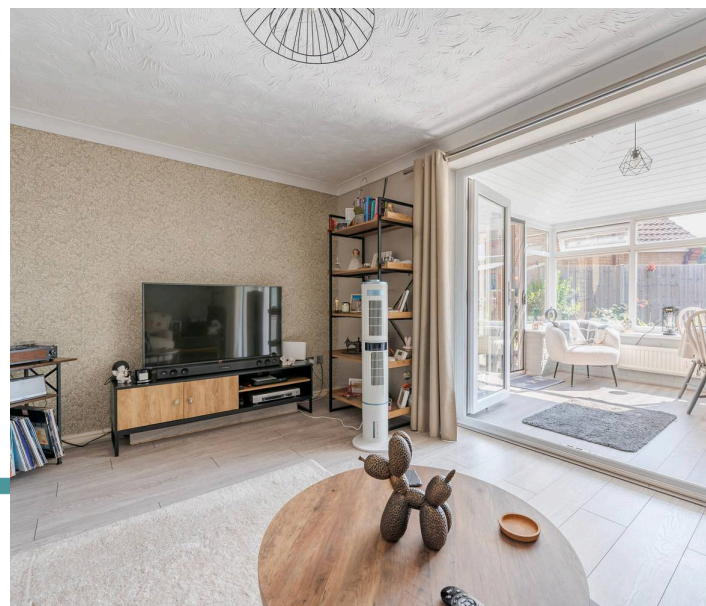
19 Heartsease Road, Thetford

Minors & Brady



Stylish interiors, a stunning established garden and a contemporary gloss kitchen make this beautifully presented home an exceptional find. Offering three bedrooms, including a principal bedroom with en-suite, the property provides well-balanced accommodation perfectly suited to modern family living. A spacious lounge flows through to a bright conservatory, creating flexible living and entertaining space throughout the year. The recently updated kitchen impresses with integrated appliances, spotlighting and a sleek modern finish, while patterned tiled flooring to the hallway adds character from the moment you enter. Outside, the attractive rear garden is beautifully established with lawn, colourful planting and inviting seating areas designed for relaxing and enjoying the outdoors. Complete with a garage and driveway parking, this is a home that effortlessly combines practicality, comfort and style.

- Beautifully presented semi-detached home within a highly sought-after residential setting
- Contemporary gloss kitchen complete with integrated appliances and stylish spotlighting
- Spacious principal bedroom benefitting from its own private en-suite shower room
- Bright and versatile conservatory creating additional year-round living space
- Attractive patterned tiled flooring adding charm and character to the entrance hall
- Three well-proportioned bedrooms ideal for families, guests or home working
- Established rear garden bursting with seasonal colour, mature planting and lawn
- Wonderful outdoor seating areas perfect for entertaining and relaxing in the sunshine
- Garage and private driveway providing excellent everyday practicality





19 Heartsease Road

The Location

Situated within a well-established residential area of Thetford, this location offers an excellent balance of convenience and everyday practicality. Residents benefit from easy access to the town centre, where a wide range of shops, supermarkets, cafés, restaurants and essential services can be found, while still enjoying a quieter setting away from the busier commercial areas.

Thetford is a thriving market town that continues to attract buyers seeking strong transport connections, an excellent range of amenities and access to some of the region's most attractive countryside. The area caters well for daily life, with major supermarkets, healthcare facilities, leisure centres and retail parks all within easy reach.

Families are particularly well served, with a selection of primary and secondary schools available throughout the town, alongside parks, recreational facilities and community amenities. The town's established infrastructure makes it a popular choice for those seeking a family-friendly environment with all the necessities close at hand.

One of Thetford's greatest attractions is its proximity to Thetford Forest, offering miles of walking, cycling and outdoor recreation opportunities. The surrounding countryside provides an abundance of green space, making the area particularly appealing to those who enjoy outdoor pursuits and an active lifestyle.

Transport links are a significant advantage, with Thetford Railway Station providing direct services to Norwich, Cambridge and connections onwards to London and beyond. The nearby A11 also offers straightforward road access towards both Norwich and London, making the town well placed for commuters and those who travel regularly for work or leisure.



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Thetford

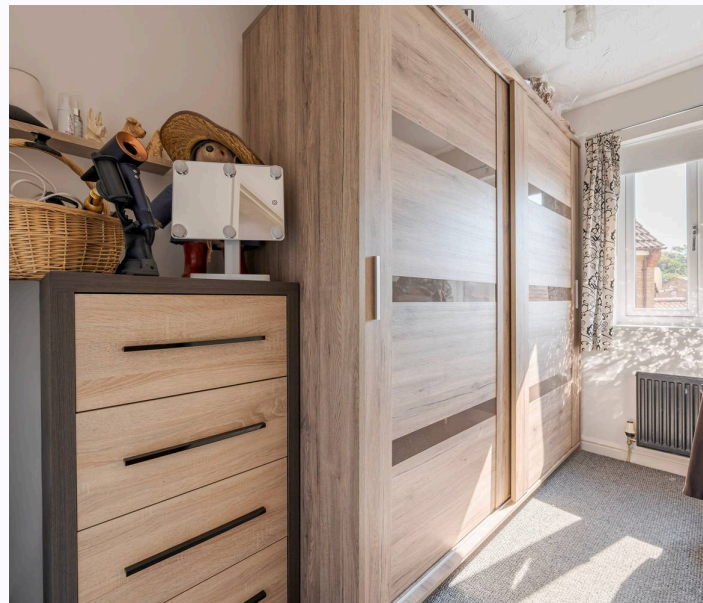
Heartsease Road, Thetford

Situated within a highly regarded residential development, this attractive semi-detached home offers well-balanced accommodation ideally suited to modern family living. Beautifully maintained throughout, the property combines practical living space with excellent outdoor areas, creating a home that is ready to be enjoyed from day one.

A welcoming entrance hall provides access to the ground-floor accommodation and immediately creates a charming first impression, enhanced by attractive patterned tiled flooring that adds character. The layout has been thoughtfully designed to cater for everyday family life, with a convenient ground-floor cloakroom adding further practicality.

To the front of the property, the modern kitchen is finished with sleek gloss units, creating a bright and contemporary feel. Well-equipped with integrated appliances and enhanced by spotlighting. Generous storage and preparation space ensure it remains perfectly suited to the demands of modern family living.

Positioned to the rear, the principal reception room provides a comfortable and versatile living environment with ample space for both seating and dining. Filled with natural light, this inviting room enjoys a pleasant outlook towards the garden and flows seamlessly into the conservatory beyond.



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19 Heartsease Road

Thetford

The conservatory creates an excellent additional reception space and offers a natural extension of the living accommodation. Overlooking the garden and providing direct access outside, it is an ideal setting for relaxing, entertaining or enjoying the changing seasons throughout the year.

The first floor comprises three well-proportioned bedrooms, offering flexibility for families, guests or those working from home. The principal bedroom benefits from built-in storage and the added luxury of an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom.

Outside, the rear garden is a particularly attractive feature of the home. Beautifully established and thoughtfully maintained, it offers a wonderful mix of lawn, mature planting and seasonal colour.

Flowering borders and established shrubs create an inviting outdoor environment, whilst seating areas provide the perfect spot to enjoy dining or simply unwind in peaceful surroundings. The garden feels private, welcoming and wonderfully established, making it a genuine extension of the living space.

Further benefits include a garage and driveway parking, providing valuable practicality and storage options for modern living.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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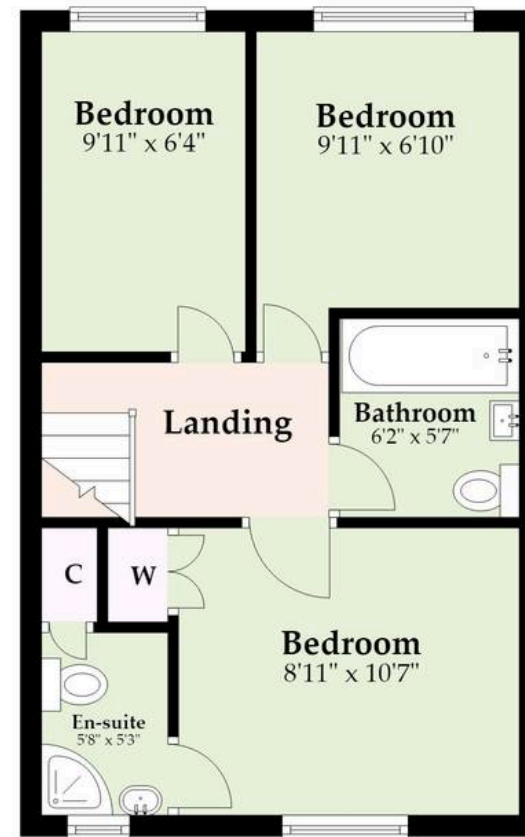
Ground Floor

Approx. 452.5 sq. feet



First Floor

Approx. 354.3 sq. feet



Total area: approx. 806.8 sq. feet

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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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