



50 Ash Close, Thetford

Thetford



Minors & Brady

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Spacious family living with excellent storage and a generous garden to enjoy. This well-presented end-terraced home offers three bedrooms and a versatile layout ideally suited to modern family life. A generous sitting room flows through to a bright conservatory, creating flexible space for both relaxing and entertaining. The fitted kitchen provides ample storage and workspace, while further built-in cupboards can be found throughout the property. Outside, the enclosed rear garden features a decked seating area and lawn, offering a wonderful setting for outdoor enjoyment. Conveniently located close to local amenities, retail facilities and the town centre, this attractive home combines practicality, comfort and everyday convenience.

- Well-presented end-terraced home ideal for families and first-time buyers
- Three well-proportioned bedrooms offering flexible accommodation
- Spacious sitting room featuring a characterful open fireplace
- Bright conservatory providing additional living and entertaining space
- Modern fitted kitchen with excellent storage and work surface provision
- Contemporary family bathroom complemented by a separate WC
- Useful built-in storage located throughout the property
- Attractive enclosed rear garden with decked seating area and lawn
- Brick-built external store and timber shed for practical storage needs
- Convenient location close to local amenities, retail facilities and the town centre



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The Location

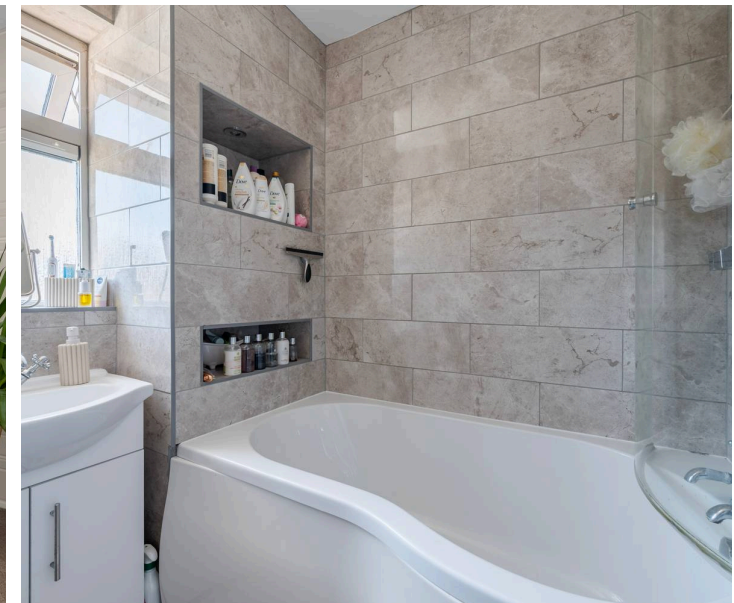
Situated within a well-established residential area of Thetford, this location offers an excellent balance of convenience and everyday practicality. Residents benefit from easy access to the town centre, where a wide range of shops, supermarkets, cafés, restaurants and essential services can be found, 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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This well-presented end-terraced home offers spacious and practical accommodation throughout, making it an excellent choice for families, first-time buyers or those seeking additional living space both inside and out. The accommodation is entered via a welcoming entrance hall, creating an immediate sense of space and providing access to the principal ground floor rooms.

The generous sitting room serves as the heart of the home, offering a comfortable setting for both relaxation and entertaining. An open fireplace adds character and warmth, while the adjoining conservatory enhances the living space further, providing a bright and versatile area that can be enjoyed throughout much of the year.

The kitchen has been thoughtfully arranged in an L-shaped design, offering an excellent range of fitted units, ample work surface space and room for appliances. Well suited to the demands of modern family life, the kitchen also benefits from useful built-in storage and direct access to the rear garden.

To the first floor, the property continues to impress with three well-proportioned bedrooms. Each room offers flexibility for a variety of needs, whether as family bedrooms, guest accommodation, a home office or hobby space. Built-in storage features throughout the upstairs accommodation help maximise practicality and keep living spaces clutter-free.



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The bedrooms are served by a contemporary family bathroom, complemented by a separate WC, adding further convenience for busy households.

Outside, the home enjoys attractive gardens to both the front and rear. The front garden provides a pleasant approach to the property, while the enclosed rear garden offers a private outdoor space ideal for families, gardening enthusiasts or those who enjoy entertaining.

A raised decking area creates an excellent spot for outdoor dining and summer gatherings, whilst the lawned garden provides space for children, pets or simply enjoying the outdoors. A timber shed and additional brick-built storage cupboard further enhance the property's practicality.

Benefitting from gas-fired central heating, well-balanced accommodation and excellent storage throughout, this appealing home offers a wonderful opportunity to acquire a spacious property that is ready to enjoy from day one.

Agents Note

This property will be sold freehold.

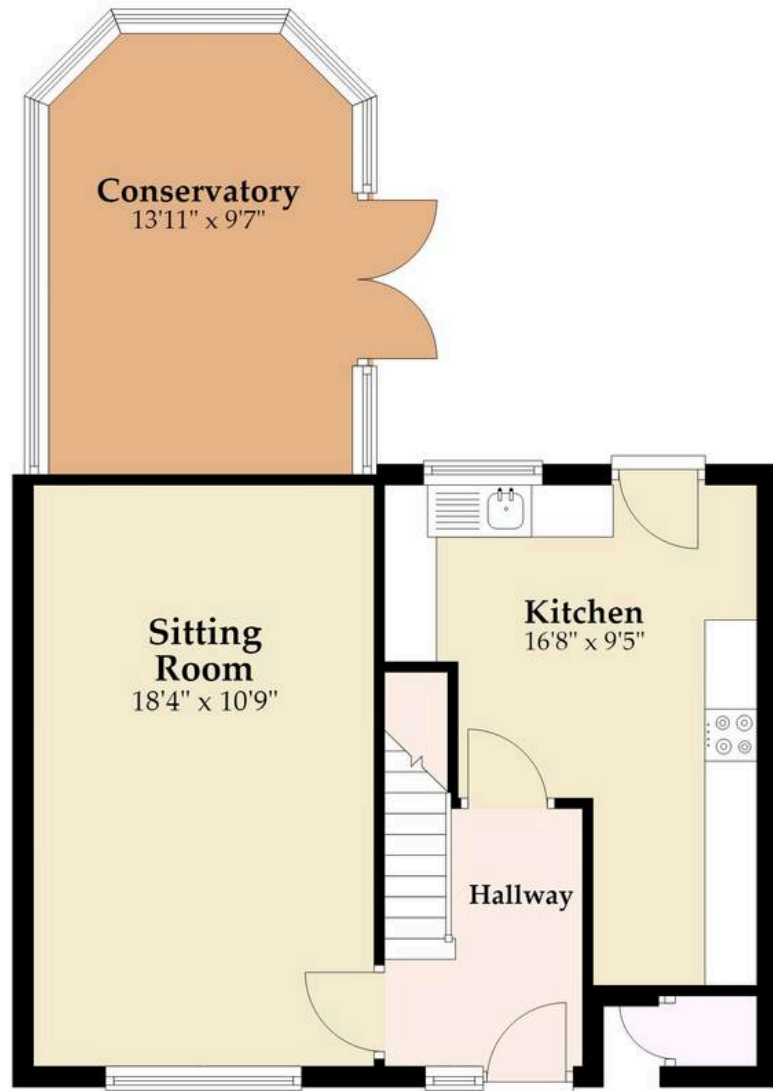
Connected to mains water, electricity, gas and drainage.



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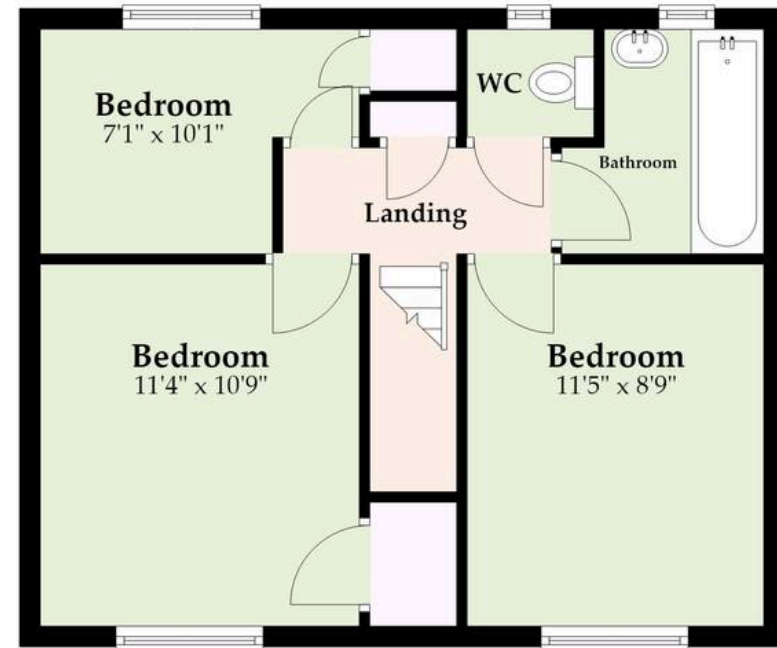
Ground Floor

Approx. 676.5 sq. feet



First Floor

Approx. 429.4 sq. feet



Total area: approx. 1105.8 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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