



2 Old Bury Road, Thetford

Minors & Brady



2 Old Bury Road

Thetford

Set proudly on a desirable corner plot in the heart of Thetford, this beautifully presented flint cottage immediately captures the attention with its characterful appearance and impressive modern interior. Within walking distance of the town centre, local amenities, schools and transport links, the property offers an exceptional lifestyle opportunity for families, professionals and downsizers. Highlights include a welcoming entrance hall, elegant reception rooms, a stunning brand-new high-specification kitchen, three well-proportioned first-floor bedrooms, a contemporary shower room, attractive private gardens, a low-maintenance shingle side garden and a single garage. Thoughtfully updated throughout and finished with stylish engineered oak herringbone flooring, this charming home delivers comfort, practicality and timeless appeal in equal measure.

Agents Notes

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Combi gas boiler located in the kitchen.

Please note: This property sits within a conservation area. The front windows cannot be replaced.

The vendor has made us aware that the property has parking at the rear (Minors & Brady are unable to verify this information).



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- Characterful flint cottage proudly positioned on a corner plot in the Norfolk market town of Thetford
- Walking distance to the vibrant town centre, keeping you well-connected to local shops, restaurants, transport links and education options
- Beautifully decorated to showcase a modern, light-filled interior, complemented by engineered Oak Herringbone flooring
- Comfortable living room with a focal point of a 3kw wood burner that creates a warm and inviting atmosphere for relaxation
- Flexible dining room offering a set of French doors that open out to the garden patio, creating an effortless flow between the indoor and outdoor spaces
- Brand-new high-spec kitchen equipped with quality cabinetry, an integrated double oven, an induction hob, a dishwasher and a fridge/freezer
- Three first-floor bedrooms offering the utmost comfort and privacy, including a generous-size principal bedroom
- Contemporary shower room comprising of a three-piece suite and a ground-floor WC for convenience
- A private, well-maintained garden featuring patio areas for outdoor seating, laid to lawns and side access into the garage
- Single garage at the rear of the property, suitable for storage options



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Occupying a desirable corner plot within the Norfolk market town of Thetford, this characterful flint cottage presents an outstanding opportunity to acquire a beautifully renovated home that pairs period charm with high-quality modern finishes.

Conveniently located within walking distance of the vibrant town centre, residents can enjoy easy access to an excellent selection of shops, restaurants, schools and transport links.

The accommodation begins with a welcoming entrance hall that immediately conveys the quality and care evident throughout the home. Stylish engineered oak herringbone flooring extends across the ground floor, creating a sense of continuity and elegance from the moment you step inside. A conveniently positioned ground floor WC adds practicality for everyday living and visiting guests.

The living room is a comfortable and inviting reception space, thoughtfully arranged for both relaxation and entertaining. Natural light streams through the windows, enhancing the room's bright atmosphere, while a 3kw wood burner provides an attractive focal point and a cosy setting during the cooler months. Tastefully presented, the room offers the perfect environment for spending time with family and friends.



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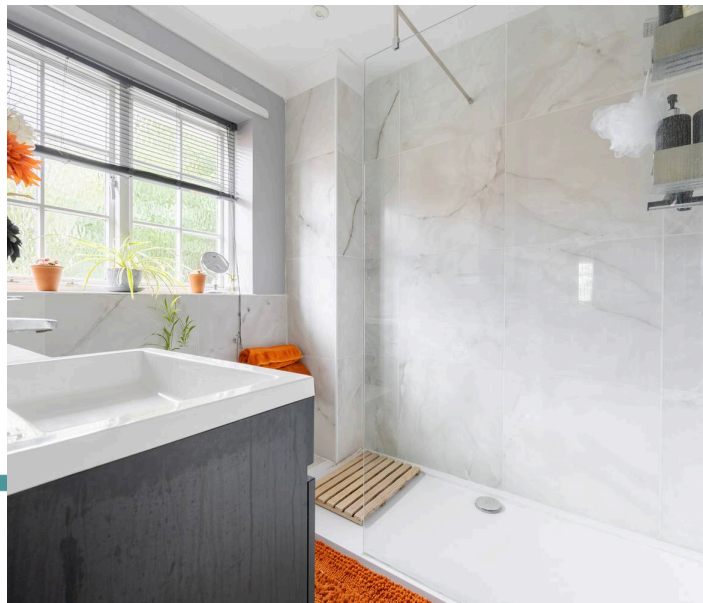
Complementing the sitting room is a versatile dining room that can easily accommodate both formal occasions and everyday meals. French doors open directly onto the garden patio, encouraging an effortless connection between the interior and exterior spaces. This arrangement is particularly well suited to summer gatherings, allowing guests to move seamlessly between the house and garden.

Forming the heart of the home is the stunning brand-new kitchen, fitted to an exceptional standard with an extensive range of quality cabinetry and integrated appliances. Designed with both style and practicality in mind, the kitchen includes an integrated double oven, induction hob, dishwasher and fridge/freezer. Generous work surfaces provide ample preparation space, while cleverly planned storage ensures a clean and uncluttered appearance. The contemporary design and thoughtful layout create a sociable environment that is equally suitable for everyday cooking and entertaining.

The first floor continues the property's impressive presentation, with a well-planned layout providing access to three bedrooms and the family shower room. Each room enjoys a bright and welcoming feel, creating comfortable accommodation for a variety of lifestyles.

The principal bedroom is a generous double room, offering ample space for furnishings and providing a peaceful setting at the end of the day. The remaining two bedrooms are also immaculately presented and offer considerable flexibility, whether utilised as children's bedrooms, guest accommodation, a home office or a hobby room. Their versatility ensures the property can adapt to changing household needs over time.

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Serving the bedrooms is a contemporary shower room comprising a stylish three-piece suite. Finished with modern fixtures and fittings, the room has been carefully designed to provide both functionality and visual appeal, complementing the overall quality found throughout the home.

Outside, the gardens are a particularly attractive feature of the property. The private rear garden has been well maintained and offers a wonderful space for relaxation and outdoor enjoyment. Patio seating areas provide ideal spots for al fresco dining and entertaining, while the lawned sections create an appealing backdrop and space for children and pets. Side access leads directly to the garage, providing additional convenience.

A further shingle side garden offers an attractive low-maintenance area that can be enjoyed throughout the year. The corner plot position enhances the feeling of space around the property and contributes significantly to its overall appeal.

To the rear, a single garage provides valuable storage space for tools, bicycles and outdoor equipment, ensuring practical needs are well catered for.

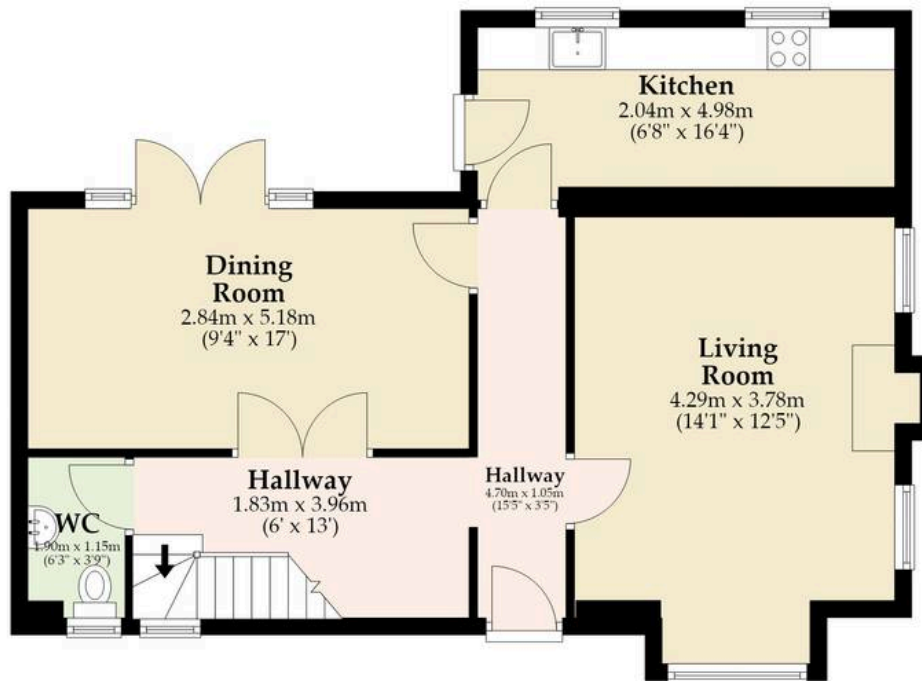
In summary, this beautifully presented flint cottage offers a rare opportunity to purchase a home full of character, tastefully updated for contemporary living.



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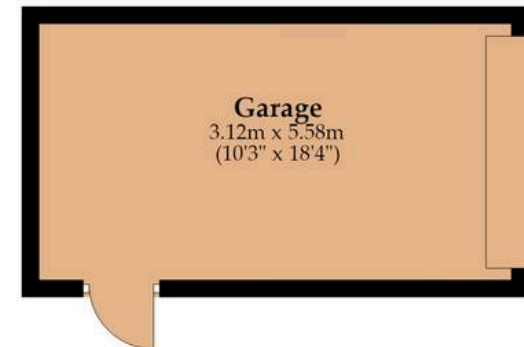
Ground Floor

Approx. 60.5 sq. metres (651.5 sq. feet)



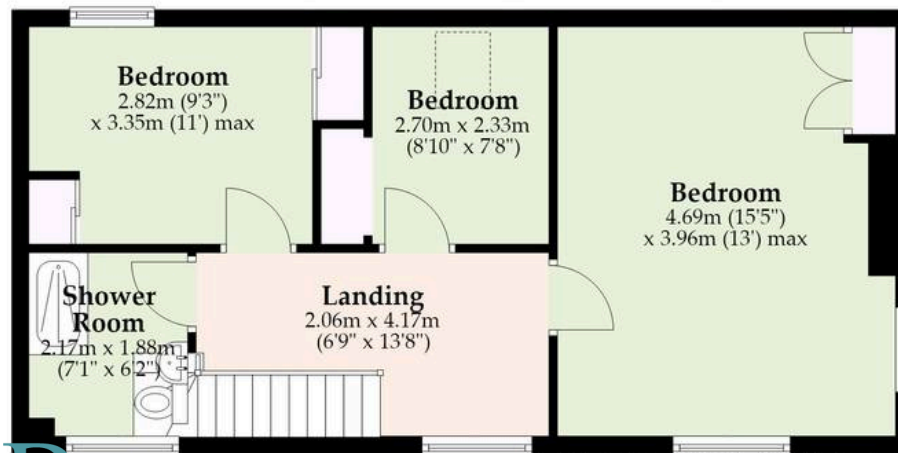
Garage

Approx. 17.4 sq. metres (187.7 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



Total area: approx. 127.0 sq. metres (1367.0 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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 burystedmunds@minorsandbrady.co.uk  01284 672200  2 St John's St, Bury St. Edmunds, IP33 1SQ

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