



49 Clifton Drive, Thetford

Minors & Brady



49 Clifton Drive

Thetford

Contemporary, energy-efficient and move-in ready, this superb Kingsfleet home offers modern family living with all the advantages of a nearly new build. Constructed within the last two years and benefiting from approximately seven years remaining on its new home warranty, the property is beautifully presented throughout. The spacious layout centres around a stylish open-plan kitchen and dining area complete with integrated appliances, creating an ideal space for everyday living and entertaining. Three generous bedrooms include a principal suite with en suite facilities, whilst a landscaped rear garden provides an attractive outdoor retreat. A larger-than-average tandem garage, driveway parking and an EV charging point further enhance the property's practicality.

- Built within the last two years with approximately seven years remaining on the new home warranty
- Stylish three-bedroom home within the popular Kingsfleet development
- Contemporary open-plan kitchen/dining area complete with integrated appliances
- Bright and spacious accommodation designed for modern family living
- Principal bedroom benefiting from a modern en suite shower room
- Two further generous bedrooms served by a contemporary family bathroom
- Convenient ground floor cloakroom enhancing the practical layout
- Beautifully landscaped rear garden ideal for relaxing and entertaining
- Larger-than-average tandem garage accompanied by private driveway parking
- Energy-efficient home complete with a dedicated EV charging point





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The Location

Situated within a popular residential area of Thetford, this location offers a convenient and well-connected setting with a wide range of amenities close at hand. The town provides an excellent selection of supermarkets, independent shops, cafés, restaurants, leisure facilities, healthcare services and schooling for all ages, ensuring day-to-day needs are easily catered for. Thetford railway station offers regular services to Norwich, Cambridge and London, while the nearby A11 provides convenient road access for commuters travelling across Norfolk, Suffolk and Cambridgeshire.

The area is particularly well regarded for its access to outdoor recreation, with Thetford Forest located nearby. As the UK's largest lowland pine forest, it offers an extensive network of walking trails, cycling routes, running paths and family-friendly attractions, making it a popular destination throughout the year. Residents can enjoy a balance of town-centre convenience and open green space, with opportunities for outdoor activities, wildlife watching and countryside exploration all within easy reach.

Combining strong transport links, excellent local amenities and access to one of the region's most celebrated natural landscapes, this setting is ideally suited to families, professionals and those seeking an active lifestyle in a well-established Norfolk market town.



M&B



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Built within the last two years and benefiting from approximately seven years remaining on its new home warranty, this beautifully presented three-bedroom semi-detached home offers stylish, energy-efficient living within the highly regarded Kingsfleet development in Thetford. Designed with modern lifestyles in mind, the property combines contemporary finishes, spacious accommodation and practical features throughout.

The heart of the home is a superb open-plan kitchen and dining space, creating the perfect environment for both everyday family life and entertaining. Finished to a high specification, the kitchen is fitted with a range of integrated appliances and ample storage, whilst the well-proportioned living accommodation enjoys a bright and welcoming feel throughout. A convenient cloakroom completes the ground floor.

Upstairs, three generous bedrooms provide flexible accommodation for families, professionals or those working from home. The principal bedroom benefits from its own contemporary en suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom.



M&B



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Externally, the property continues to impress. The landscaped rear garden has been thoughtfully designed to provide an attractive outdoor space for relaxation and entertaining, while a larger-than-average tandem garage offers excellent storage, workshop potential or secure parking. A private driveway provides additional off-road parking, and the property further benefits from an EV charging point, supporting modern and sustainable living.

Agent's Note

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

Maintenance charge: £220 paid annually.



M&B

Ground Floor

Approx. 65.0 sq. metres (699.7 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



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Total area: approx. 117.7 sq. metres (1267.4 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.

Dreaming of this home?
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Meet *Stuart*
Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

Minors & Brady
Your home, our market



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