



9 Cypress Covert, Thetford

Minors & Brady



9 Cypress Covert

Thetford

An excellent opportunity to secure a spacious and well-presented ground floor apartment in one of Thetford's most convenient residential developments. Offering two generous bedrooms, a bright and welcoming lounge, and a modern kitchen/dining room, this property combines comfort, practicality and low-maintenance living. The thoughtfully designed layout is ideal for first-time buyers, professionals, downsizers or investors seeking a home that is ready to enjoy from day one. Allocated parking and excellent access to local amenities further enhance the property's appeal, while nearby connections to the A11 make commuting straightforward. Well positioned within a popular development, this attractive apartment offers a fantastic balance of convenience and lifestyle.

- Spacious ground floor apartment within a popular and well-established residential development
- Bright and welcoming lounge with open access into the kitchen/dining room
- Generous kitchen/dining area offering ample storage and space for entertaining
- Two well-proportioned bedrooms, including a principal bedroom with built-in wardrobes
- Well-appointed bathroom featuring a bath with shower over and practical storage solutions
- Thoughtfully designed layout ideally suited to first-time buyers, downsizers or investors
- Allocated parking space providing convenience and ease of ownership





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The Location

Thetford is a historic market town offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its rich heritage, excellent transport connections, and convenient position between Norwich and Cambridge, making it a popular location for families, professionals, and commuters alike.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Thetford's thriving centre provides a range of everyday amenities, independent retailers, leisure facilities, and community services, ensuring daily needs are well catered for. A Tesco Superstore is conveniently located within walking distance of many residential areas, while Thetford Drake Primary School is highly regarded by local families, adding to the area's appeal.

The area offers a wealth of recreational opportunities, with a number of well-maintained parks, play areas and open green spaces throughout the town providing excellent opportunities for outdoor enjoyment. Popular spots such as Melford Common and Thetford's various recreational grounds are ideal for walking, exercising and family activities. The town is perhaps best known for its proximity to Thetford Forest, the largest lowland pine forest in the United Kingdom, offering extensive walking, cycling, running and outdoor leisure activities throughout the year.

The surrounding area provides easy access to the attractive Norfolk and Suffolk countryside, whilst a variety of local attractions, nature reserves and historic landmarks can be found nearby. pealing to commuters.



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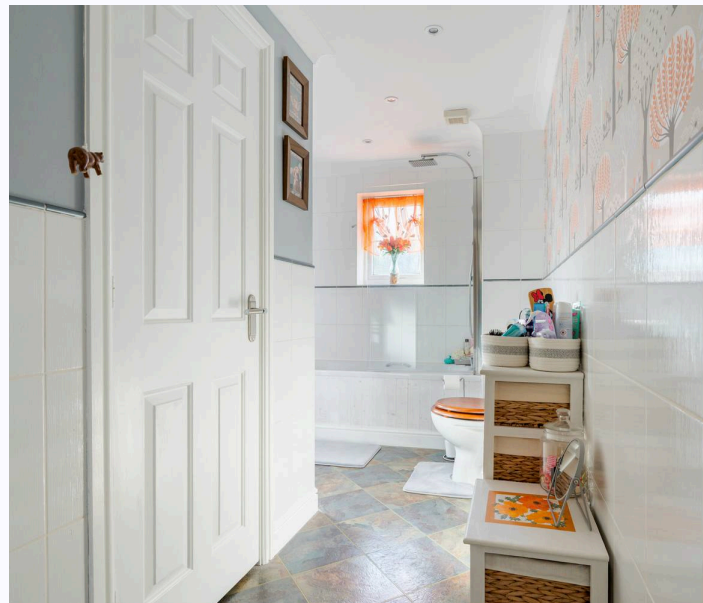
Thetford

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Situated within a sought-after residential development, this well-presented ground floor apartment offers spacious and practical accommodation in a location perfectly positioned for both convenience and connectivity. With local amenities, transport links and access to the A11 all close at hand, the property is ideally suited to first-time buyers, professionals, investors or those looking to downsize without compromising on space.

The apartment is entered via a welcoming hallway which provides access to all principal rooms, creating an immediately practical and well-balanced layout. The generous lounge is filled with natural light from dual aspect windows, creating a bright and comfortable living environment. Open access into the adjoining kitchen/dining room enhances the feeling of space and connectivity, making the apartment particularly well suited to modern lifestyles.

The kitchen/dining room is an impressive size and provides ample space for both cooking and dining. A range of fitted wall and base units offer excellent storage, while integrated cooking facilities and space for additional appliances ensure day-to-day practicality. The dining area comfortably accommodates a table and chairs, making it an ideal setting for family meals, entertaining guests or working from home when required.



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Both bedrooms are well proportioned and thoughtfully designed. The principal bedroom benefits from built-in wardrobes, providing useful storage while maximising floor space. The second bedroom offers excellent versatility and could equally serve as a guest room, home office, hobby room or additional accommodation depending on individual requirements.

Completing the accommodation is a spacious family bathroom comprising both a bath with shower over, wash basin and WC, finished with practical fittings and useful storage provided by the airing cupboard.

Externally, the property benefits from allocated parking, providing convenience and peace of mind for residents and visitors alike. The popular development itself is well established and enjoys a convenient setting close to a range of local shops, supermarkets, leisure facilities and everyday services.

Agent's Note

Tenure: Leasehold (103 years remaining)

Ground Rent: £600 per annum

Maintenance Charges: TBC

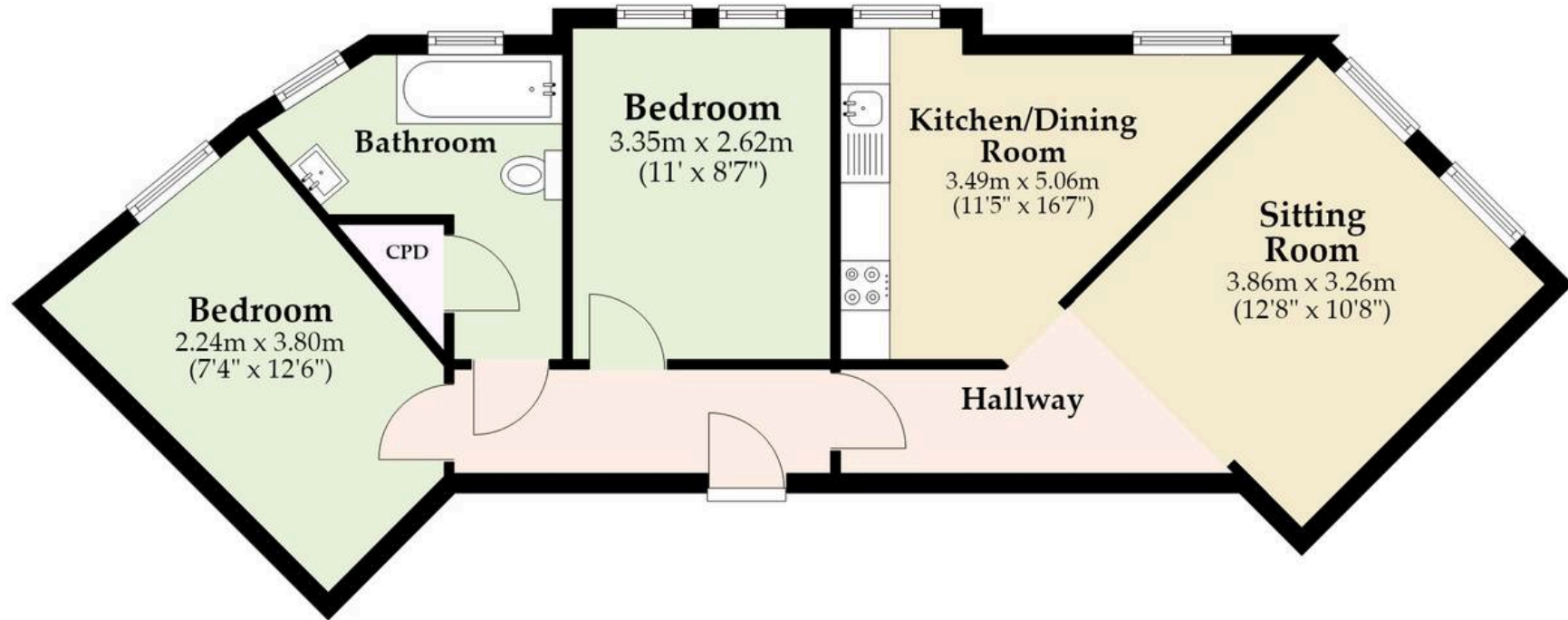
Services: Connected to mains water, electricity, gas and drainage.



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Apartment

Approx. 57.4 sq. metres (617.4 sq. feet)



Total area: approx. 57.4 sq. metres (617.4 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.

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