



24 Orchard Way, Thetford

Minors & Brady



24 Orchard Way

Thetford

From the stunning new kitchen and versatile living spaces to the four well-proportioned bedrooms and beautifully presented garden, this fully renovated home has been thoughtfully designed for modern family living. Occupying a desirable position within the market town of Thetford, the property offers a turn-key interior with contemporary finishes throughout, a flexible garage conversion ideal for home working or additional accommodation, and excellent access to local amenities, schools and transport links. Ready to enjoy from day one, this is a home that effortlessly caters to the demands of modern life.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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Orchard Way is located within the well-served Norfolk market town of Thetford, offering a convenient residential setting with excellent access to local amenities, transport links and surrounding countryside. Rich in history and surrounded by attractive natural landscapes, Thetford is a popular location for families, professionals and retirees seeking a balance between town convenience and outdoor living.

Residents benefit from a wide range of amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities. The town centre provides a variety of everyday services, while a selection of primary and secondary schools serves the local community.

The surrounding area offers excellent opportunities for outdoor recreation, with Thetford Forest on the doorstep providing miles of walking, cycling and riding routes through one of the largest lowland pine forests in Britain. Nearby green spaces, nature reserves and the Brecks landscape further enhance the area's appeal for those who enjoy spending time outdoors.

For commuters, Thetford is ideally positioned on the A11, providing direct routes to Norwich, Cambridge and the wider regional road network. Thetford railway station offers regular services to Norwich, Cambridge and connections onwards to London, making the town particularly convenient for those travelling for work or leisure.



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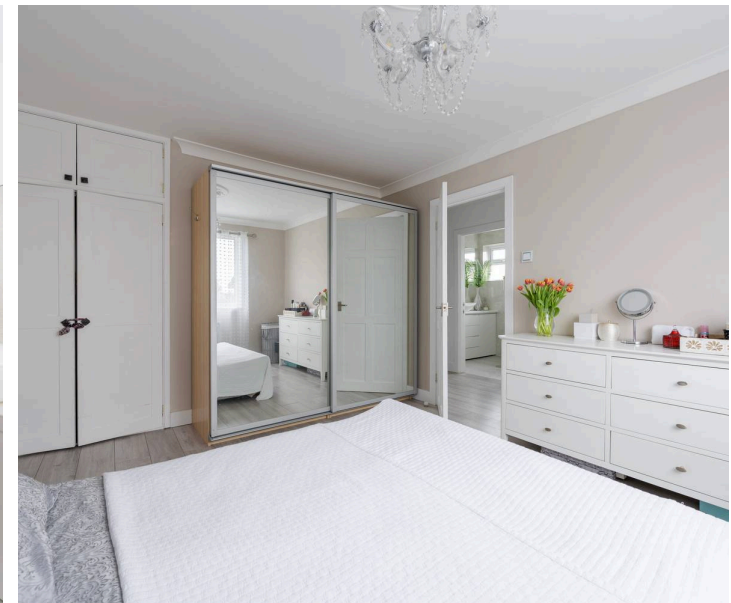
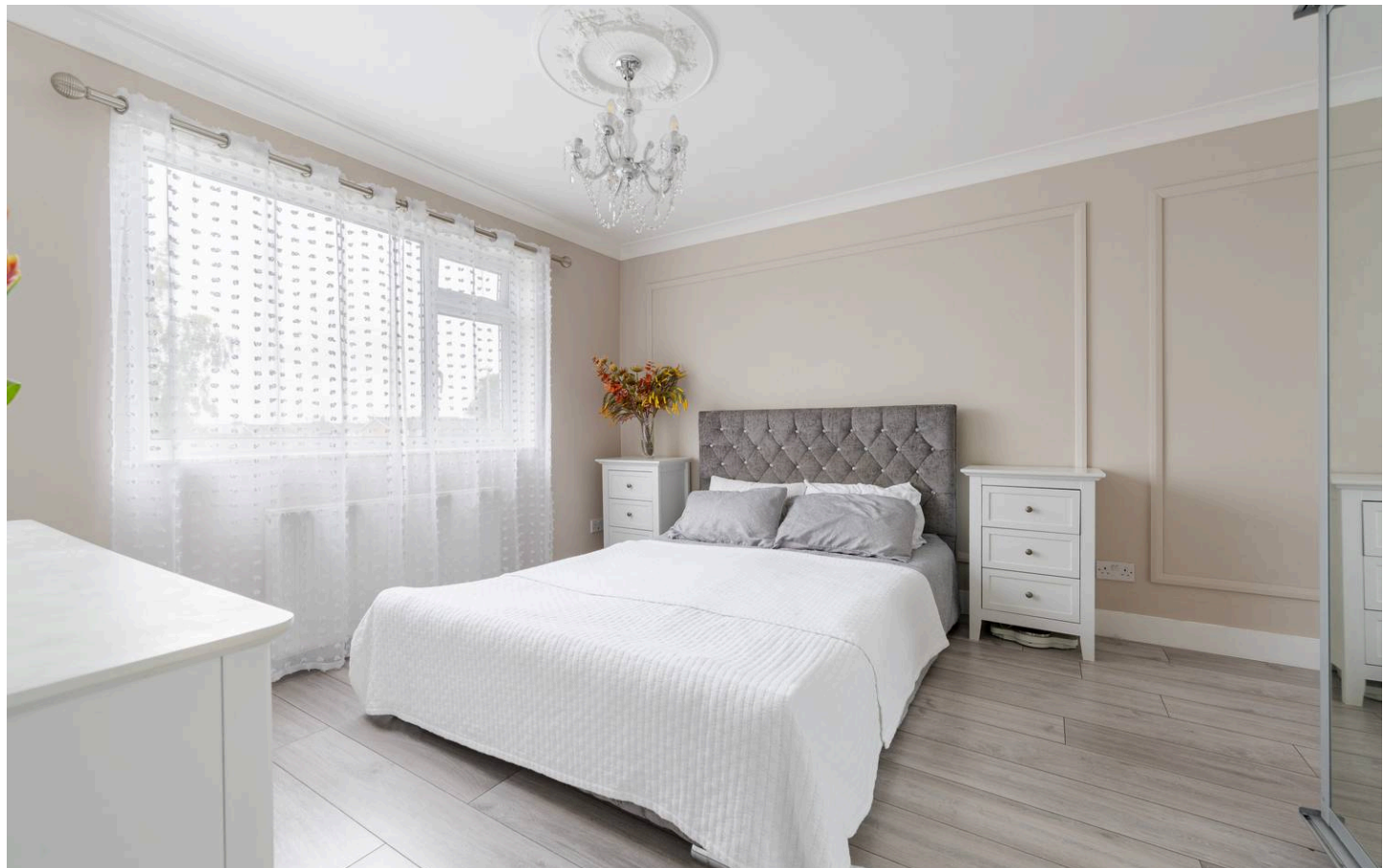
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Occupying a desirable position within the well-served market town of Thetford, this fully renovated semi-detached residence presents an exceptional opportunity for buyers seeking a stylish, turn-key home with spacious and versatile accommodation. Thoughtfully improved throughout, the property showcases a contemporary yet timeless interior finished in neutral tones, creating an inviting environment ready to move straight into.

The accommodation begins with a welcoming entrance hall, bright and airy in its presentation and setting the tone for the quality found throughout the home. Carefully considered finishes and contemporary décor create a warm first impression, while providing access to the principal ground-floor accommodation.

The living room is a particularly impressive space, flooded with natural light and designed for both relaxation and entertaining. Oak flooring adds warmth and character, whilst a stylish media wall incorporating an electric fireplace creates an attractive focal point. Generous proportions allow for a variety of furniture layouts, making it an ideal space for everyday living. French doors open seamlessly into the conservatory, enhancing the sense of space and connectivity between the reception areas.



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Currently utilised as a dining room, the conservatory provides an excellent setting for family meals, celebrations and social gatherings. Enjoying pleasant views over the garden, this versatile room benefits from an abundance of natural light throughout the day. Sliding doors lead directly into a further reception area currently arranged as a home office. This flexible room is particularly appealing for those working remotely, although it could equally function as a playroom, hobby room or occasional bedroom depending on individual requirements.

Forming the heart of the home is the brand-new kitchen, thoughtfully designed to offer both practicality and contemporary style. Fitted with an extensive range of high-quality cabinetry, the kitchen is complemented by integrated Neff appliances including an oven, hob and dishwasher. A central island with breakfast bar provides additional preparation space and casual seating, creating an ideal environment for busy family life and informal entertaining. Newly installed windows and doors enhance both the appearance and efficiency of the room, while a mains-fed water filtration system adds further convenience.

Beyond the kitchen, an inner lobby incorporates a practical utility area with space for a stacked washing machine and tumble dryer, helping to keep household tasks neatly organised. A brand-new ground-floor WC completes this section of the property, finished in a modern style to match the rest of the renovation.



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Formerly the garage, this thoughtfully converted space provides excellent flexibility to suit a variety of lifestyles. Accessed via its own front entrance, complete with a modern front door and two side lights, the room offers a bright and practical environment that could be utilised as a studio for home working, additional accommodation, a hobby room or extensive storage space. Its independent access further enhances its versatility, making it a valuable addition to the home's already adaptable layout.

Ascending to the first-floor, buyers will appreciate the newly installed flooring which continues the property's fresh and contemporary feel. The landing provides access to four well-proportioned bedrooms and the family bathroom.

The principal bedroom offers a comfortable and private setting, with built-in wardrobes providing valuable storage. Three further bedrooms are generously sized and capable of accommodating a variety of lifestyles, whether utilised as bedrooms for a growing family, guest accommodation or additional workspace. Three of the four bedrooms benefit from built-in wardrobes, ensuring excellent storage solutions throughout.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Serving the first floor is a brand-new family bathroom, fitted with a contemporary three-piece suite. Attractive fully tiled walls and flooring enhance the modern finish, while built-in vanity storage provides practical organisation and a clean, streamlined appearance. Thoughtfully designed, the bathroom offers both comfort and functionality for everyday family use.

The property also benefits from a boarded loft with lighting, offering valuable additional storage space.

Outside, the property continues to impress with a private and well-maintained rear garden designed for year-round enjoyment. Predominantly laid to lawn, the garden offers ample space for children to play, gardening enthusiasts to enjoy, or simply to relax outdoors. A covered decked terrace creates an excellent seating and entertaining area, ideal for al fresco dining and social occasions regardless of the weather. A timber shed provides useful external storage for tools, equipment and garden furniture.

To the front, a brick-weave driveway provides generous off-road parking, adding everyday convenience for homeowners and visitors.

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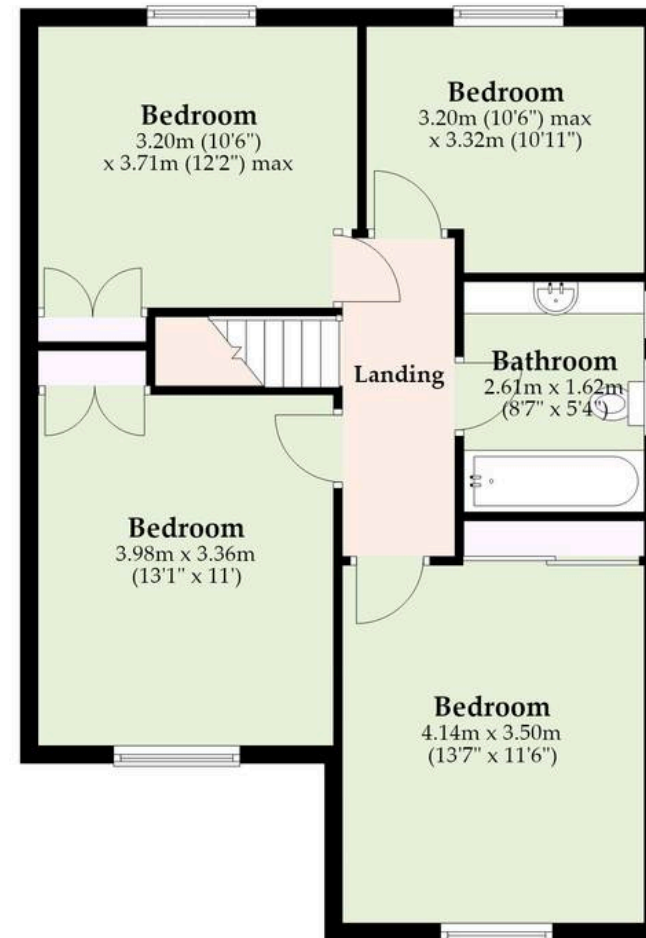
Ground Floor

Approx. 88.0 sq. metres (947.1 sq. feet)



First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



Total area: approx. 147.0 sq. metres (1581.8 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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Meet *Claire*
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Your home, our market

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