

49 Florence Barclay Close, Thetford

Minors & Brady

49 Florence Barclay Close

Thetford

From the moment you arrive, it is clear this is a home that stands apart from the ordinary. Occupying a desirable position at the end of a quiet cul-de-sac within the ever-popular market town of Thetford, this exceptional mid-terrace residence has been thoughtfully updated and beautifully maintained to offer stylish, turn-key accommodation throughout. Contemporary interior décor, quality fixtures and fittings, a stunning open-plan kitchen, living and dining space with expansive bi-fold doors, a versatile second reception room and three generous double bedrooms create an ideal setting for modern family living. Equally impressive outside, the meticulously landscaped garden has been designed with entertaining in mind, featuring an outdoor kitchen, multiple social spaces, a versatile studio outbuilding and a built-in floor trampoline, making this a home perfectly suited to both everyday living and special occasions.

The Location

Florence Barclay Close is situated within an established residential area on the eastern side of Thetford, offering a practical and well-connected setting that appeals to a broad range of buyers. Families are particularly well served by the area's proximity to schools, leisure facilities and everyday amenities, while professionals and commuters benefit from excellent transport links to Norwich, Cambridge and beyond. The surrounding neighbourhood has a strong community feel, combining convenient access to the town centre with a variety of green spaces and recreational opportunities close to home.

M&B









49 Florence Barclay Close

Thetford

For day-to-day shopping and services, residents have easy access to Thetford town centre, where a range of national retailers, independent businesses, cafés, restaurants and public services can be found. Larger shopping requirements are catered for by nearby supermarkets including Tesco, Aldi, Lidl and Sainsbury's, while healthcare facilities, pharmacies, gyms and leisure amenities are readily available throughout the town. Thetford Leisure Centre, located nearby, provides a comprehensive range of fitness and sports facilities, enhancing the area's appeal for active households.

Education is a key attraction of this location. Several well-regarded schools are within easy reach, including Drake Primary School, Admirals Academy and Raleigh Infant Academy, while secondary education is available at The Thetford Academy. The independent Thetford Grammar School, one of the country's oldest schools, is also located within the town. This variety of educational options makes the area particularly appealing for families seeking access to schooling throughout all stages of education.

Transport connections are another significant advantage. The nearby A11 provides direct road access to Norwich, Cambridge, Newmarket and the M11 corridor, making commuting straightforward. Thetford railway station, located approximately half a mile away, offers regular services to Norwich, Cambridge and connections onwards to London, while local bus routes further support travel throughout the region.

Beyond its practical conveniences, Thetford is surrounded by some of East Anglia's most extensive natural landscapes. Thetford Forest, renowned for its walking, cycling and outdoor pursuits, lies close by and offers miles of trails through woodland scenery. Residents can also enjoy the wider Brecks countryside, a distinctive landscape of heathland, pine forest and nature reserves.

M&B













49 Florence Barclay Close

Thetford

The accommodation begins with a welcoming entrance hall, immediately setting the tone for the high standard found throughout the property. Stylishly presented and flooded with natural light, this inviting space creates a warm first impression. A particularly striking feature is the unique staircase with warm wooden treads and contemporary chrome detailing, adding character and visual appeal. Conveniently positioned off the hallway is a ground-floor cloakroom, finished with eye-catching marble-effect tiling, a WC and a hand wash basin.

The entrance hall flows seamlessly into the kitchen, which has been thoughtfully designed with both practicality and aesthetics in mind. Finished in a sleek contemporary style, the space features bespoke-style cabinetry, quality work surfaces and LED lighting that enhances the modern feel. A stainless-steel Kenwood range cooker takes pride of place, complemented by an extractor hood, stainless-steel American-style fridge/freezer, integrated dishwasher and double sink. The result is a functional yet highly attractive kitchen ideally suited to daily use and entertaining.

Beyond the kitchen lies the impressive open-plan living and dining area, undoubtedly forming the heart of the home. Designed to create a bright and sociable environment, this substantial space offers an effortless flow between cooking, dining and relaxation zones. Large bi-fold doors span the width of the rear elevation, drawing in an abundance of natural light and providing a seamless connection to the garden beyond. The dining area is both practical and stylish, while a designated seating space centres around a stunning fireplace with an inset HWAM 2600 Series multi-fuel wood burner, creating a cosy focal point for evenings with family and friends. LED lighting continues throughout, enhancing the atmosphere and complementing the contemporary finish.

M&B

49 Florence Barclay Close

Thetford

Internal bi-fold doors lead through to a more formal sitting room, providing additional flexibility for modern family living. Finished with attractive herringbone flooring, this elegant reception room features a bespoke media wall and a large front-facing window, allowing natural light to pour in throughout the day. Whether utilised as a dedicated lounge, cinema room, playroom or secondary reception space, it offers excellent versatility to suit changing household needs.

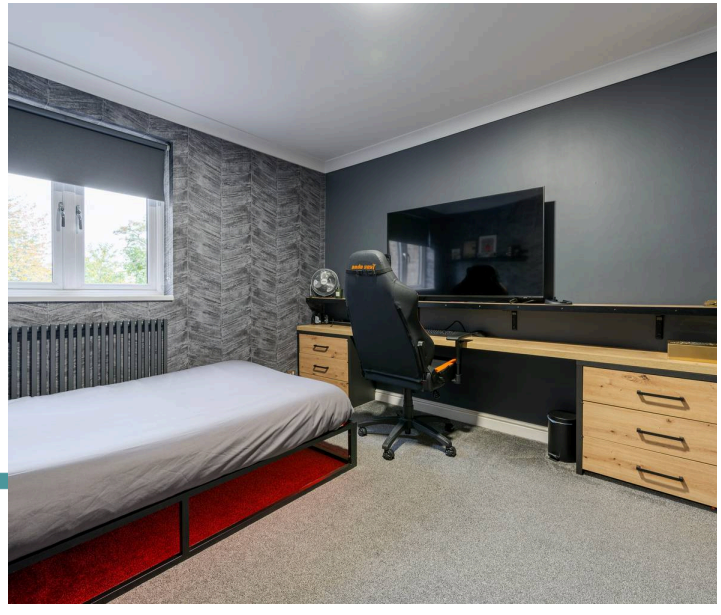
Ascending to the first-floor, the sense of quality and style continues throughout the bedroom accommodation. There are three generously proportioned double bedrooms, each thoughtfully presented in contemporary tones and designed to provide comfort and privacy.

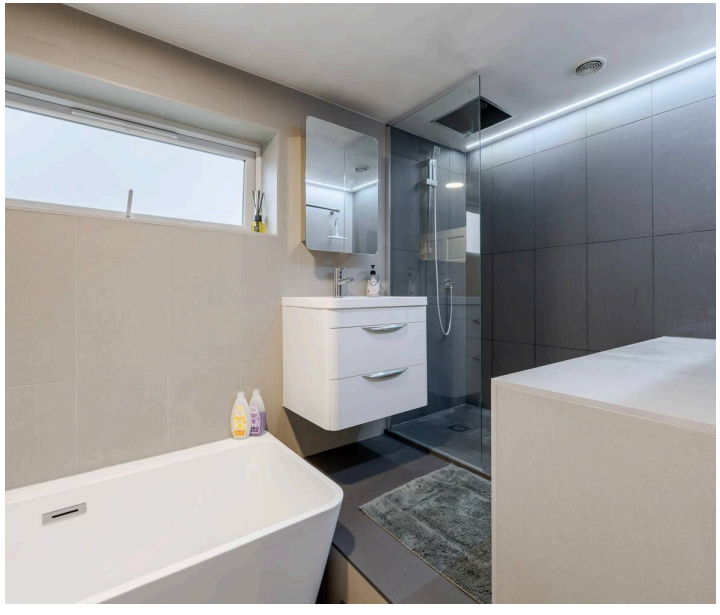
The principal bedroom is particularly impressive, benefiting from a feature wall, built-in wardrobes and French doors opening onto the flat roof area. Subject to the necessary permissions, this space could offer exciting potential for the creation of a private balcony, further enhancing the property's appeal. The remaining bedrooms are equally well-presented and capable of accommodating a variety of requirements, including family accommodation, guest rooms or home working space.

Serving the bedrooms is a luxurious family bathroom, beautifully finished in clean, neutral tones. The high-quality four-piece suite comprises a freestanding bathtub, a walk-in shower with an oversized rainfall shower head, a vanity wash basin and a WC. Completing the room are a heated towel rail and useful storage, ensuring both style and practicality.

M&B








WINMAU







49 Florence Barclay Close

Thetford

Stepping outside, the rear garden is a true highlight and demonstrates the considerable investment made by the current owners. Accessed via the expansive bi-fold doors, a substantial decked terrace provides the perfect setting for entertaining and outdoor dining. The space is currently arranged with a swinging chair, bar-style seating area, dart board and, most notably, an impressive outdoor kitchen that creates a fantastic social hub for gatherings and celebrations.

Beyond the terrace, a patio provides further seating areas before leading to an artificial lawn featuring a built-in floor trampoline. Additional features include a covered seating area and a further decked section perfectly suited for a hot tub. The entire garden has been carefully landscaped to maximise enjoyment and functionality, creating an outdoor environment that can be enjoyed throughout the year.

Positioned at the far end of the garden is a substantial outbuilding currently utilised as a music studio. Equipped with power and lighting, this highly versatile space offers excellent potential as a home office, gym, hobby room, garden bar or studio. Additional outdoor power points and lighting further enhance the practicality of the garden.

Completing the property is driveway parking to the front, providing convenience for everyday family living.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

M&B



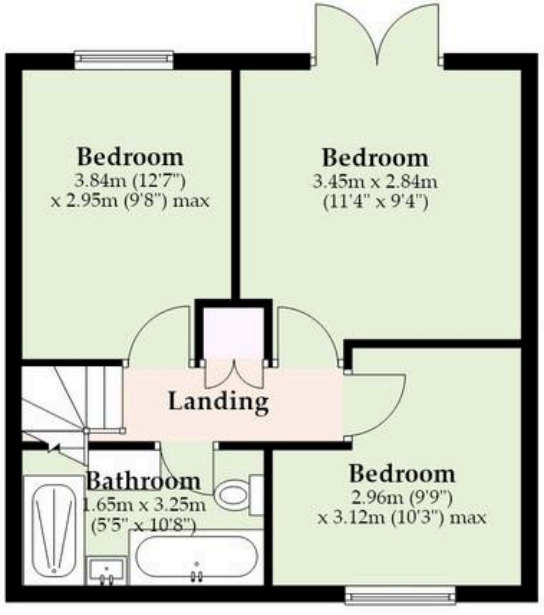
Ground Floor

Approx. 57.9 sq. metres (622.8 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Outbuilding

Approx. 10.3 sq. metres (110.5 sq. feet)



Total area: approx. 109.8 sq. metres (1182.0 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.

M&B

Dreaming of this home?
Let's make it a *reality.*



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market

burystedmunds@minorsandbrady.co.uk 01284 672200 2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk