

DRAFT DETAILS
2 REDCASTLE ROAD
THETFORD
IP24 3NF

OPEN HOUSE (C & T) present: A very S-P-A-C-I-O-U-S detached chalet bungalow, on E side of town. Hall, Lounge, Dining/Bed 4, Snug, Dining Area, Kitchen/Breakfast, Utility, Bed 3 - En-Suite, Playroom/Bed 5, Study/Bed 6, Bathroom, 2 Beds - both En-Suite, Double Garage, Ample Parking, Side & Rear Gardens, Annexe Potential, **VIEW ASAP.**



2172

New Price Guide £425,000

**** PART STAMP DUTY HOLIDAY UNTIL 30/09/21 ****

GROUND FLOOR: HALL, LOUNGE, DINING ROOM/BEDROOM 4, FAMILY ROOM/SNUG, DINING AREA, 2-AREA RE-FITTED MODERN KITCHEN/BREAKFAST ROOM, UTILITY ROOM, INNER HALL, BEDROOM 3 - EN-SUITE, PLAYROOM/BEDROOM 5, STUDY/BEDROOM 6, BATHROOM, FIRST FLOOR: 2 DOUBLE BEDROOMS - BOTH EN-SUITE, AMPLE PARKING, DOUBLE GARAGE, GENEROUS SIDE & REAR GARDENS, UPVC DOUBLE GLAZING, GAS FIRED RADIATOR HEATING, ANNEXE POTENTIAL, NO CHAIN, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : From Bury St Edmunds, proceed along Angel Hill, turning left into Northgate Street. Continue to the roundabout and take the third exit to the next roundabout. Take the second exit signposted towards Thetford and proceed along to the next roundabout. Take the first exit towards Thetford (A134). On reaching Thetford, continue to the junction with The Chase Pub on the left and continue straight over the traffic lights, into Brandon Road (A134). Follow the road along and turn left into Redcastle Road, where the property is located on the right.

HALL : Approached via an open canopy with part glazed front door and glazed side panel. Oak floor, built-in cloaks/storage cupboard, LED downlights, vertical radiator.

LOUNGE : 6.38m (20'11") x 3.81m (12'6") Oak floor, telephone point, two radiators, two UPVC windows to side, UPVC window to front.

DINING ROOM/BEDROOM 4 : 4.24m (13'11") x 4.01m (13'2") Wood laminate floor, radiator, UPVC window to front.

FAMILY ROOM/SNUG : 3.48m (11'5") x 3.12m (10'3") Oak floor, LED downlights, vertical radiator. Opening to Kitchen/Breakfast Room and:

DINING AREA : 2.62m (8'7") x 2.21m (7'3") inc to 2.72m (8'11") Oak floor, LED downlights, radiator. Opening to:

KITCHEN/BREAKFAST ROOM : 5.84m (19'2") x 2.39m (7'10") Re-fitted with large modern high-gloss central island unit, work surface, inset circular stainless steel sink with 'Swan-neck' style flexi-hose mixer tap, inset induction hob with stainless steel and glass cooker canopy over, 'pop-up' power socket, pan drawers, breakfast bar, porcelain tiled floor, radiator, UPVC window to rear, UPVC glazed double doors to side and garden. Arch to:

SECOND KITCHEN AREA : 2.41m (7'11") x 1.83m (6'0") Re-fitted with modern high-gloss base units, built-in electric double oven/grill, built-in microwave and coffee machine, integrated fridge/freezer, 'pull-out' larder unit, work surface, inset single drainer stainless steel sink unit with 'Swan-neck' style mixer tap, porcelain tiled floor, chrome vertical radiator, UPVC window to rear.

UTILITY ROOM : 3.02m (9'11") x 1.63m (5'4") Base unit, work surface, porcelain tiled floor, plumbing for washing machine, wall mounted Ideal gas boiler, pressurised hot water system, extractor fan, consumer unit, UPVC part glazed door to side and garden.

INNER HALL : Porcelain tiled floor, stairs to first floor, loft access, LED downlights, radiator.

BEDROOM 3 : 4.39m (14'5") + door recess x 2.59m (8'6") Oak floor, LED downlights, radiator, UPVC window to rear.

EN-SUITE : 2.74m (9'0") x 1.63m (5'4") White suite comprising panelled bath with mixer shower attachment and glazed screen, wc, pedestal wash basin with 'Swan-neck' style mixer tap, tiled splashbacks, tiled floor, LED downlights, chrome vertical radiator/towel rail, UPVC frosted window to rear.

PLAYROOM/BEDROOM 5 : 3.51m (11'6") x 3.40m (11'2") Oak floor, LED downlights, radiator, UPVC window to front.

STUDY/BEDROOM 6 : 3.20m (10'6") x 2.59m (8'6") Oak floor, LED downlights, radiator, UPVC window to rear.

BATHROOM : 2.01m (6'7") x 1.80m (5'11") White suite comprising panelled bath with mixer shower attachment and glazed screen, wc, wash basin with mixer tap and cupboard beneath, tiled splashbacks, porcelain tiled floor, LED downlights, extractor fan, chrome vertical radiator/towel rail.

FIRST FLOOR LANDING : Oak floor, eaves cupboard, Velux window to rear, UPVC dormer window to front.

BEDROOM 1 : 4.29m (14'1") + dormer x 3.94m (12'11") + recess Sloping ceiling. Oak floor, LED downlights, two radiators, UPVC dormer window to front.

EN-SUITE : 2.84m (9'4") max x 2.03m (6'8") Sloping ceiling. White suite comprising panelled bath with centre 'Swan-neck' style mixer tap and shower attachment, tiled double shower enclosure with shower controls and both fixed and flexi-heads, wc, vanity unit wash basin with mixer tap, tiled splashbacks, LED downlights, extractor fan, chrome vertical radiator/towel rail, Velux window to rear.

BEDROOM 2 : 4.57m (15'0") + recess x 3.76m (12'4") max Sloping ceilings. Oak floor, two eaves cupboards, LED downlights, radiator, Velux window to front.

EN-SUITE : 2.39m (7'10") max x 1.83m (6'0") Sloping ceiling. White suite comprising panelled bath with mixer shower attachment and glazed screen, wc, pedestal wash basin with mixer tap, tiled splashbacks, LED downlights, extractor fan, chrome vertical radiator/towel rail, Velux window to rear.

OUTSIDE : The property stands in a generous corner plot, with garden areas to both sides and the rear. To the front there is an open plan area of lawn and borders with path to the front door. There is a large shingle bed and cobble-block vehicular standing for at least four cars. This leads to a **DOUBLE GARAGE 6.48m (21'3") x 5.71m (18'9") inc to 7.34m (24'1")**, with twin up and over style doors, power and light connected, consumer unit, built-in storage area and personal door to the side. A gate gives access to one side, where there is a large garden, which is enclosed by fencing and laid to lawn. This extends round to the rear, with lawn, raised borders, paved seating areas and an outside water tap. A second gate provides access to the other side, where there is a good size area, enclosed by walls and fencing, being laid to paved seating areas with constructed seating, large shingle bed and external power socket.

AGENT'S NOTE: We understand from the vendors that there is planning permission granted for the conversion of part of the Double Garage into an **ANNEXE**, making this property, with its substantial existing accommodation, suitable for **DUAL-GENERATION OCCUPANCY**.

Rarely do properties of this nature, offering such spacious and flexible accommodation, become available, and therefore an early inspection is strongly advised.

BURY ST EDMUNDS & THETFORD AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

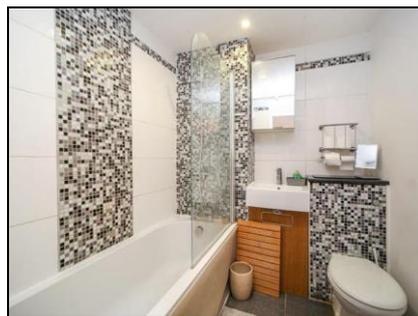
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

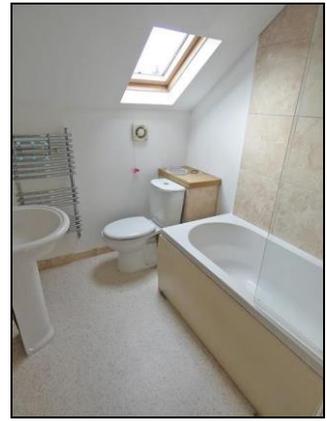
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

Thetford is located just off the A11 between Norwich (28 miles) and London (86 miles). There is a railway station and from Cambridge, regular services run to London King's Cross. National Express East Anglia provide bus services between Norwich and Cambridge.

Thetford is located in south Norfolk, close to the Suffolk border. It offers a good variety of amenities, including supermarkets and other shops, restaurants and bars, sporting and leisure facilities, doctor's surgery, pharmacies and dentist.







2 Redcastle Road, Thetford, IP24 3NF

Approximate Gross Internal Area = 232.3 sq m / 2500 sq ft
Double Garage = 43.2 sq m / 465 sq ft
Total = 275.5 sq m / 2965 sq ft



Ground Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy performance certificate (EPC)

2, Redcastle Road THETFORD IP24 3NF	Energy rating C
Valid until 30 September 2021	Certificate number 7808-3038-6291-9209-5990

Property type
Detached bungalow

Total floor area
220 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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