



**EH**  
**EXQUISITE  
HOME**



On the eastern outskirts of Thetford on a private gated estate of around four acres is this much-extended house on one level. Originally built in the Sixties, two wings were added in 1976 and the present owner bought it in 1997, attracted by its stunning and completely peaceful location. Only a five minute walk into the town, it is built on former agricultural land, with wide sweeps of grassland, mature trees and a sense of complete rural tranquillity. Since buying it, he has reconfigured the layout to add in a family bathroom, put in solar panels and opened up the wall between the kitchen and the dining room. The area is entirely secure with access allowed only through the electric gates, giving a sense of complete security unusual so close to a town. The house is approached via a pair of electric gates and the drive sweeps elegantly through grass and tall trees. There is plenty of space for parking on the gravelled drive. Arranged around a small paved courtyard, the property offers spacious and extremely versatile accommodation on one storey, giving it accessibility. The front door leads into the spacious hallway from which, on the right, can be found a cloakroom. Next door is a good-sized room currently being used as a home office. If desired, however, it could be turned into another bedroom. Straight ahead, two shallow steps lead down from the lobby to the eye-catching quadruple aspect lounge with its cathedral-style pine ceiling, exposed brick wall, wooden floor, open fire and a pair of sliding doors opening on to the garden. This is a simply stunning space, large, airy and flooded with natural light. Ideal for any family configuration, there is more than enough room for many activities taking place at the same time.

To the left of the hallway is the open plan dining room with its delightful wooden parquet floor and a pair of doors opening into the garden. The owner changed the original configuration to give a lovely flow between this room and the kitchen next door. This is an ideal layout for families as meals can be cooked while children play safely next door in easy view through the arch. If desired, and with the correct planning permission in place, it may be possible to take down the wall between the two rooms and turn the space into a large open-plan kitchen/living/dining room. The kitchen is a good sized space with solid wooden worktops and lovely views over the garden benefiting from its proximity to the dining room.

The left hand wing contains the sleeping accommodation but could easily be changed around if required. At present, there are three small double bedrooms plus a three piece shower room and four piece family bathroom with bath with shower over and his and hers sinks on the first part of the left hand wing. At the end of the wing is the principal bedroom suite with the large double dual aspect bedroom with an dressing area and three piece en suite shower room. The bedroom benefits from having a pair of sliding doors to the garden, bringing the outside in. The present layout could easily be changed if desired.





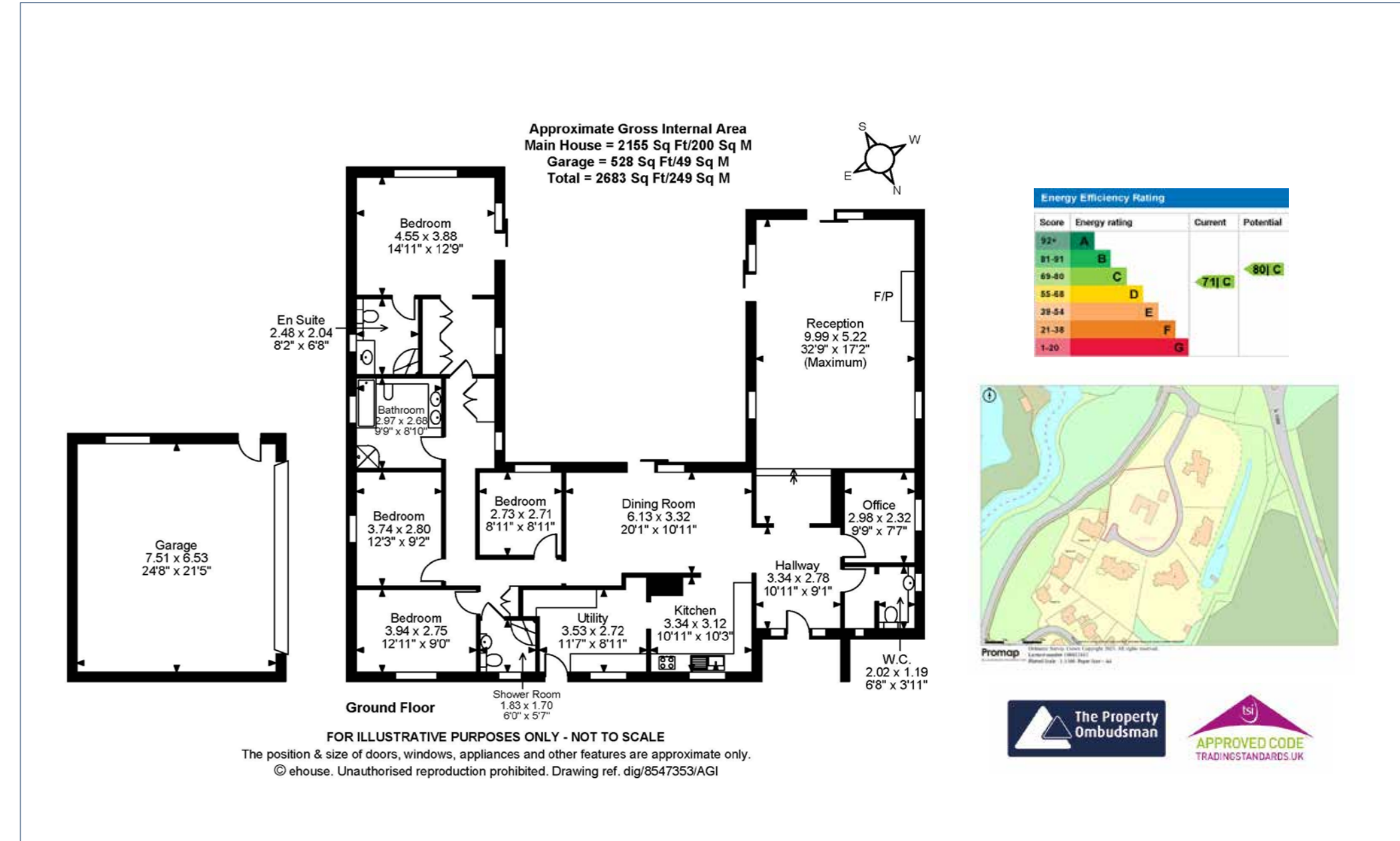




# LOCATION

One of the most attractive qualities of this property is its location in a great sweep of grassland dotted with mature trees. This is a garden which attracts huge amounts of wildlife including hares, partridges, ducks and moorhen who swim, nest and produce babies on Nunnery Lakes Reserve behind the house, rabbits, squirrels and deer. With such a large space, it would be entirely possible to put in a vegetable patch, fruit trees and flower beds and there is more than enough room for children's play equipment and a trampoline. The large garage has enough room for three cars, but equally would make an excellent workshop or storage space. It is shelved on one side and has a workbench on the other, plus power and light and a door to the rear opposite the utility room door.

The thriving market town of Thetford is located to the east of Thetford Forest on the A11. Thirty miles southwest of Norwich, thirty four miles northeast of Cambridge and twelve and a half miles north of Bury St Edmunds, it enjoys excellent transport links, with the Breckland Line connecting the town to Cambridge and Norwich and directly into King's Cross. The town has been inhabited since the Iron Age and some of it was built before the Norman Conquest. There are a number of historically interesting buildings including the castle, the station itself, an excellent example of nineteenth century railway architecture, the ruins of the Priory of St Mary, two Grade II listed pubs, a fifteenth century hunting lodge and an oak-framed Tudor merchant's house. Thetford received its charter from Elizabeth I in 1574 and is now a successful and thriving community. There are a number of supermarkets, plenty of shops, pubs, cafes and leisure activities including a golf club, football club, rugby union club and cricket club. There are two high schools (one a grammar) and several primary schools, making it ideal for families.



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