



The Meadows

Thetford

Guide Price £300,000

LACY SCOTT
& KNIGHT

est. 1869

26 The Meadows

Thetford | Norfolk | IP24 2EU

Train Station 1.1 miles, Bury St. Edmunds 13 miles, Norwich 30 miles

A detached 4 bedroomed family home with generous garden in a favoured cul-de-sac location on the edge of town. The property is now in need of updating and is offered CHAIN FREE.

Entrance Hall | Cloakroom | Kitchen | Utility Room | Boot Room
| Sitting/Dining Room | 4 Bedrooms | Family Bathroom |
Substantial Garden | Garage & Off Road Parking

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This house is presented in its original condition having been built in the 1970's. It is now in need of cosmetic updating. Most windows and the front door have been replaced with uPVC double glazing.

The front porch leads into the entrance hallway with doors through to the kitchen, sitting room and cloakroom. The kitchen offers original breakfast bar and fitted wall and base units with a freestanding electric cooker. There is a large understairs cupboard and doors through to the dining room and utility. The utility room is a good size and offers further space for appliances and has a door to the rear boot room.

The sitting/dining room is a spacious L shaped room with a brick exposed fireplace and gas fire (not tested). There is plenty of natural light with windows to front and rear and French doors leading out to a patio area.

Upstairs, the landing leads to all first floor rooms. There are two good sized double bedrooms to the front, the main



bedroom having fitted wardrobes and side tables, and bedroom two having a large walk in cupboard over the stairs. To the rear are two further bedrooms one with a built in cupboard. The original family bathroom houses a vintage Avocado Green suite of bath with mixer tap shower, WC and basin.

Outside

To the front of the property is a long gravel driveway providing ample parking and leading to the attached garage. There is a large area of front lawn with some established planting.

The substantial rear garden which is fenced on both sides is mainly laid to lawn with mature trees and shrubs.

Location

The Meadows is an established residential turning ideally located to the south of the town centre within easy walking distance of all local amenities. Thetford town itself is very well connected by road and train for travel further afield with easy access to many neighbouring Norfolk and Suffolk towns. The town offers a good range of shopping and leisure facilities, some museums

and green spaces including the Castle Mound and Thetford Priory ruins to explore.

Property Information

Services: Mains electricity, gas, water and drainage. Gas fired central heating.

Local Authority: Breckland District Council. Council Tax Band D.

Tenure: Freehold.

Broadband: Superfast predicted highest download speed 80 Mbps and highest upload speed 20 Mbps. (Information taken from Ofcom website).

Mobile Coverage: Good outdoor (Information taken from Ofcom website).

Directions

Heading out of Thetford town centre on Castle Street, turn left onto Green Lane and then take the first right turning onto The Meadows. Once on The Meadows, turn to the right and the property will be found towards the end.

What3words:///loaded.freed.booms



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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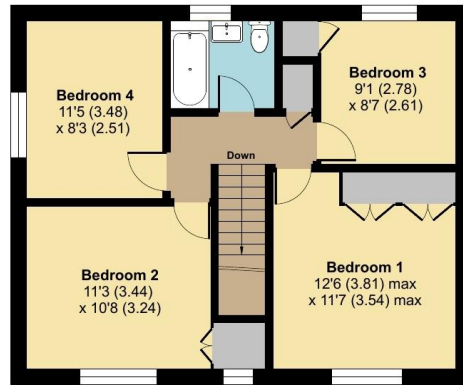
The Meadows, Thetford, IP24

Approximate Area = 1265 sq ft / 117.5 sq m

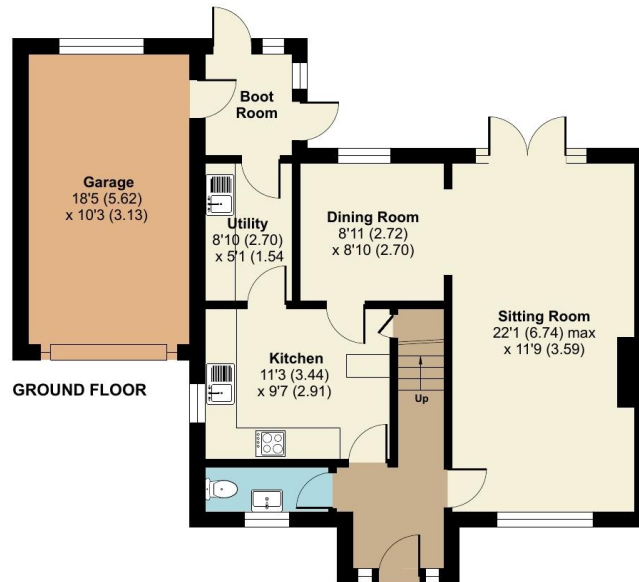
Garage = 189 sq ft / 17.5 sq m

Total = 1454 sq ft / 135 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Lacy Scott & Knight. REF: 1452971



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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