

DRAFT DETAILS
REDE HOUSE, 3 FENNEL WAY
THETFORD
IP24 2UY

OPEN HOUSE (C & T) present: A spacious, modern detached home on sought-after Willows area of Cloverfields, on E side of town. Hall, Cloakroom, Lounge, Conservatory, Dining Room, Study/Playroom, Kitchen, Utility, 5 Bedrooms - 1 with Dressing Area & En-Suite, Bathroom, Double Garage, Ample Parking, Gardens, **NO CHAIN, VIEW ASAP.**



2201

Price Guide £485,000

HALL, CLOAKROOM, SITTING ROOM, CONSERVATORY, DINING ROOM, STUDY/PLAYROOM, KITCHEN, UTILITY ROOM, 5 BEDROOMS - 1 WITH DRESSING AREA & EN-SUITE, BATHROOM, DOUBLE GARAGE, GENEROUS PARKING, FRONT & REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, SOUGHT-AFTER AREA, 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 turn right onto London Road, which turns into Norwich Road. At the roundabout, take the third exit onto Hurth Way, signposted towards Diss and Ipswich. Continue along and bear off left into Rosecroft Way. Take the second turning right into Caraway Road and continue along, bearing left into Campion Road. Take the first right turning into Fennel Way and then turn immediately left, where the property is located at the end of the driveway and cul-de-sac, on the left.

HALL : Approached via an outer canopy with part glazed panelled front door. Stairs to first floor, with open storage area beneath, telephone point, radiator, UPVC window to side, two UPVC windows to front.

CLOAKROOM : Suite comprising wc, wash basin, tiled splashbacks, consumer unit, radiator, UPVC frosted window to side.

SITTING ROOM : 7.34m (24'1") max into bay x 3.53m (11'7") Fireplace with inset gas living flame fire, with surround and hearth, TV point, telephone point, two radiators, part glazed double doors to Dining Room, bay with UPVC window to front, UPVC glazed double doors to:

CONSERVATORY : 6.27m (20'7") x 3.35m (11'0") Brick plinth, wood laminate floor, UPVC windows to both sides and rear, UPVC glazed door to side, UPVC glazed double doors to rear garden.

DINING ROOM : 3.45m (11'4") x 3.40m (11'2") Radiator, part glazed double doors to Sitting Room, UPVC glazed double doors to Conservatory.

STUDY/PLAYROOM : 3.28m (10'9") x 2.69m (8'10") Radiator, UPVC windows to front and side.

KITCHEN : 4.72m (15'6") x 2.46m (8'1") Range of base and wall mounted units, work surfaces, tiled splashbacks, tiled floor, inset one and a half bowl sink unit with mixer tap, inset 5-burner gas hob with cooker hood over, built-in electric double oven/grill, glazed display cabinet, plumbing for dishwasher, space for fridge/freezer, concealed lighting, LED downlights, radiator, UPVC windows to side and rear.

UTILITY ROOM : 2.46m (8'1") x 1.63m (5'4") Base unit, work surface, inset single drainer sink unit with mixer tap, tiled splashbacks, tiled floor, plumbing for washing machine, space for tumble dryer, wall mounted Potterton gas boiler, radiator, part glazed door to side.

FIRST FLOOR GALLERIED LANDING : Built-in airing cupboard housing pressurised water system, radiator.

BEDROOM 1 : 3.63m (11'11") x 2.59m (8'6") + Dressing Area TV point, radiator, two UPVC windows to side, UPVC window to rear, open to **DRESSING AREA** with built-in triple wardrobe.

EN-SUITE: : 2.49m (8'2") max x 1.70m (5'7") Suite comprising tiled double shower enclosure with shower controls, wc, wash basin with mixer tap, tiled splashbacks, shaver point, shaverlight, extractor fan, radiator, UPVC frosted window to side.

BEDROOM 2 : 3.61m (11'10") x 3.48m (11'5") max into bay Two built-in double wardrobes, TV point, radiator, bay with UPVC window to front.

BEDROOM 3 : 3.28m (10'9") x 3.17m (10'5") + door recess Two built-in double wardrobes, TV point, radiator, UPVC windows to front and side.

BEDROOM 4 : 3.12m (10'3") x 2.79m (9'2") + door recess Built-in triple wardrobe, TV point, radiator, UPVC window to rear.

BEDROOM 5/STUDY : 2.62m (8'7") x 2.49m (8'2") Loft access, TV point, telephone point, UPVC window to rear.

BATHROOM : 2.34m (7'8") x 1.75m (5'9") White suite comprising panelled bath with mixer shower attachment and glazed screen, wc, wash basin with mixer tap, tiled splashbacks, shaver point, shaverlight, extractor fan, radiator, UPVC frosted window to front.

OUTSIDE : The property, which enjoys a quiet and secluded position, is located at the end of a block paved shared access drive, serving just three properties. To the front it overlooks a green and woodland area, with woodland to the side. The front garden is laid mainly to lawn with pathway to the front door. A block paved driveway and turning area provides vehicular standing for at least four cars, and leads to a **DOUBLE GARAGE 5.08m (16'8") x 4.85m (15'11")**, with twin remote controlled electric roller doors, power and light connected, eaves storage, and personal door to the rear. A gate gives side access to the rear garden. This is enclosed by fencing, being laid principally to lawn with good size paved patio areas, **TIMBER SHED** and outside water tap.

NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band F.

BURY ST EDMUNDS & THETFORD AREAS : 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 Millennium 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.

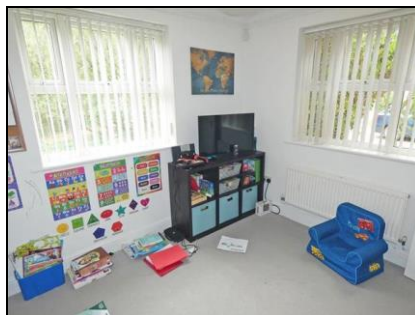
Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

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.

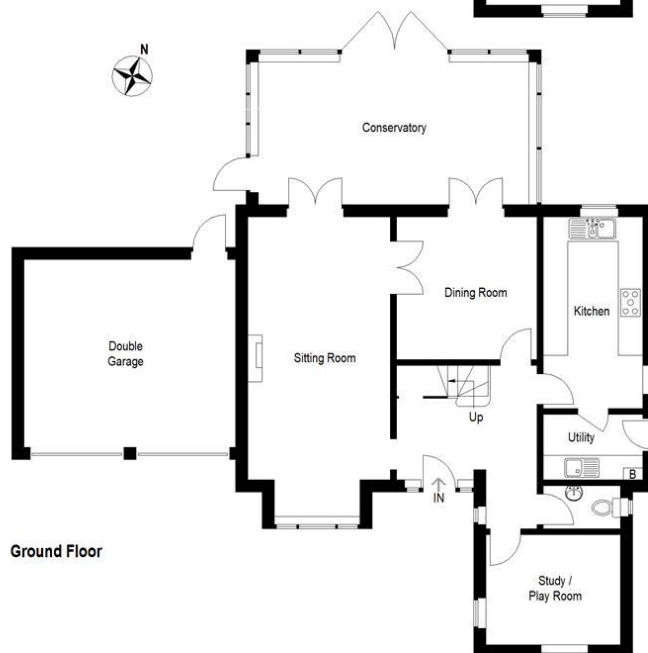






**Rede House, 3 Fennel Way, Thetford,
IP24 2UY**

Approximate Gross Internal Area
 181.9 sq m / 1958 sq ft
 Garage = 25.1 sq m / 270 sq ft
 Total = 207.0 sq m / 2228 sq ft



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)

3 Fernel Way
THETFORD
IP24 2UY

Energy rating

C

Valid until: 2 May 2032

Certificate number: 0320-2267-9150-2902-0565

Property type

Detached house

Total floor area

151 square metres

Rules on letting this property

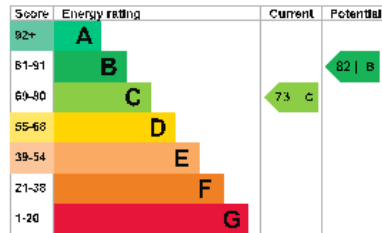
Properties can be rented if they have an energy rating from A to E.

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 B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.