









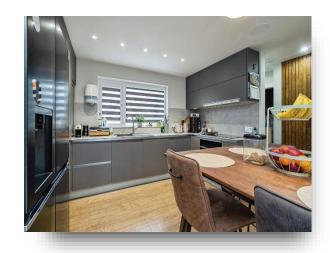
# welcome to

# **Canons Close, Thetford**

Impressive FULLY RENOVATED DETACHED HOME showcasing high-end finishes, a stunning OPEN PLAN LIVING SPACE, contemporary kitchen, luxurious bathroom, BI-FOLDING DOORS, stylish interiors, plus GARAGE and ample PARKING!

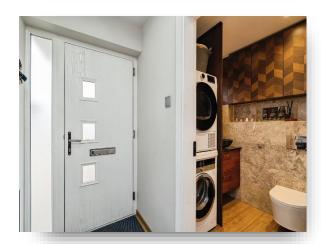












## **Summary**

A truly exceptional example of a renovated & reimagined detached family home, set within one of the area's most sought-after residential locations. Finished to an impressive standard throughout & styled with a contemporary elegance, this property offers a rare opportunity for buyers seeking a turn-key home with modern design & everyday comfort.

Positioned within easy reach of the town's bustling centre & excellent transport links, the setting perfectly complements the high-spec interior - ideal for those wanting convenience without compromising on quality.

Upon entering, the attention to detail becomes immediately clear. The hallway leads to a bespoke utility/cloakroom, designed to maximise practicality while blending seamlessly with the property's modern aesthetic. From here, the home opens into a showstopping open plan living/dining/kitchen space. Impressive in scale and bathed in natural light, this area has been meticulously crafted to offer both sophistication & functionality. High-quality finishes, contemporary fixtures, & a sleek fitted kitchen elevate the space, while the stunning bi-fold doors create a flawless connection to the garden-perfect for entertaining, relaxed family living, or enjoying a seamless indoor-outdoor lifestyle.

Upstairs continues the theme of luxury, offering three well-balanced bedrooms alongside a beautifully renovated, contemporary family bathroom, styled with premium fittings and a flawless finish.

#### The Accommodation

Entrance door to:

#### **Entrance Hall**

With door to front.

## **Downstairs Utility / Cloakroom**

With W.C, wash hand basin with mixer tap over, space and plumbing for washing machine, window to front and radiator.

## Lounge/Diner/Kitchen

21' 6" max. x 22' 6" max. ( 6.55m max. x 6.86m max. ) With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, electric oven, space for fridge/freezer, triple aspect windows to the front, rear and side, sliding doors leading out to the rear garden and three radiators.

## **First Floor Landing**

With built in storage cupboard.

#### **Bedroom One**

12' 1" max. x 9' 2" max. ( 3.68m max. x 2.79m max. ) With window to rear and radiator.

#### **Bedroom Two**

10' max. x 9' 2" max. ( 3.05m max. x 2.79m max. ) With window to rear and radiator.

#### **Bedroom Three**

12' x 12' ( 3.66m x 3.66m )
With window to front and radiator.

#### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to front and radiator.

#### **Outside**

#### **Front Garden**

To the front of the property, there is plenty of space for off road parking and access to:

## Garage

#### Rear Garden

To the rear, the garden is enclosed by fencing and is largely laid to lawn with a timber decking area.





# welcome to

# **Canons Close, Thetford**

- Exceptional Detached Home, Fully Renovated to a High Standard
- Contemporary Open Plan Living/Dining/Kitchen with Premium Finishes
- Stunning Bi-Folding Doors to the Rear Garden
- Bespoke, Cleverly Designed Downstairs Utility/Cloakroom
- Three Well Proportioned Bedrooms
- Well Maintained Garden, Ideal for Entertaining
- Highly Sought After, Well Connected Location
- Garage and Plenty of Off Road Parking

Tenure: Freehold EPC Rating: C

offers in excess of

# £300,000









Please note the marker reflects the postcode not the actual property

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01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk

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