



**Canons Close, Thetford, IP24 3PW**

welcome to

## Canons Close, Thetford

A WELL-LOCATED DETACHED HOME set on the edge of Thetford, offering SPACIOUS ACCOMMODATION, OFF-ROAD PARKING, A GARAGE, conservatory and SCOPE TO PERSONALISE!



## Summary

Set within a highly sought-after position on the outskirts of Thetford, this detached home enjoys the perfect balance of convenience and quieter residential living. The property is within easy walking distance of the town's wide range of amenities, primary and secondary schools, and excellent road, rail and bus links, making it an appealing choice for families, first-time buyers and investors alike.

The home sits back from the road and immediately benefits from a front garden, ample off-road parking and a garage, providing practicality and strong kerb appeal from the outset.

Internally, the accommodation is well proportioned, light-filled and offers excellent flexibility, with clear scope for the new owner to personalise and enhance. A welcoming entrance hall, complemented by a particularly useful ground-floor shower room, leads through to a well-equipped kitchen, a spacious living room and a rear conservatory, which seamlessly connects the internal living space with the garden beyond.

To the first floor, there are three generously sized bedrooms, all served by a family bathroom, completing the accommodation.

Outside, the rear garden is well matched to the size of the property and offers further potential to create a space tailored to individual needs. With pleasant open views to the rear, the garden enjoys an attractive outlook that enhances the sense of space and privacy.

An internal viewing is highly recommended to fully appreciate this home!

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, stairs to the first floor landing and radiator.

### Downstairs Shower Room

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over and window to front.

### Living Room

With TV point, fireplace and window to rear.

### Kitchen

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, space and plumbing for washing machine, space and point for oven, space for fridge/freezer, door to front and window to front.

### Conservatory

With tiled flooring and door leading out to the rear garden.

### First Floor Landing

#### Bedroom One

With window to front and radiator.

#### Bedroom Two

With window to rear and radiator.

#### Bedroom Three

With window to rear and radiator.

### Bathroom

With low level W.C, wash hand basin with taps over, bath with mixer tap over, window to front and radiator.

## Outside

To the rear of the property, the enclosed garden is largely laid to lawn with a paved patio area, a range of shrubs throughout and a gate to the rear.

### Garage & Driveway

Plus more space for ample off road parking.



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## Canons Close, Thetford

- Popular Edge of Town Location
- Detached Family Home
- Walking Distance to Amenities and Schools
- Excellent Transport Links
- Scope to Personalise Throughout
- Ground Floor Shower Room & First Floor Bathroom
- Three Good Sized Bedrooms
- Attractive Open Outlook to Rear

Tenure: Freehold EPC Rating: D Council Tax Band: C

offers in excess of

**£250,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
THF108206 - 0001

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