





## 2 Santon Close

Thetford, IP24 3NG

Nestled in a serene cul-de-sac location, this remarkable 4 bedroom detached house offers a tranquil retreat in a highly regarded area. Boasting a conservatory, utility room, and kitchen/breakfast room, this property is perfect for modern family living. With a lounge, sitting room, and separate dining room, there's plenty of space for entertaining. The driveway and double garage provide ample parking, making this chain-free property a must-see. Don't miss out on this rare opportunity - call now to view!

Council Tax band: E

Tenure: Freehold

- SECLUDED CUL-DE-SAC LOCATION
- CONSERVATORY
- DRIVEWAY & DOUBLE GARAGE
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- KITCHEN / BREAKFAST ROOM
- HIGHLY REGARDED AREA
- CHAIN FREE
- LOUNGE, SITTING ROOM AND SEPARATE DINING ROOM
- CALL NOW TO VIEW!







### **Hallway**

6' 8" x 8' 7" (2.04m x 2.62m)

Doors to downstairs cloakroom, dining room and kitchen / breakfast room, radiator, laminate flooring and stairs to first floor landing.

### **Downstairs Cloakroom**

6' 7" x 3' 5" (2.01m x 1.04m)

Window to front, WC with concealed cistern, vanity style wash basin with storage under, radiator and laminate flooring.

### **Dining Room**

18' 10" x 11' 9" (5.74m x 3.59m)

Window to front, wood effect flooring, radiator and openings to lounge and conservatory.

### **Lounge**

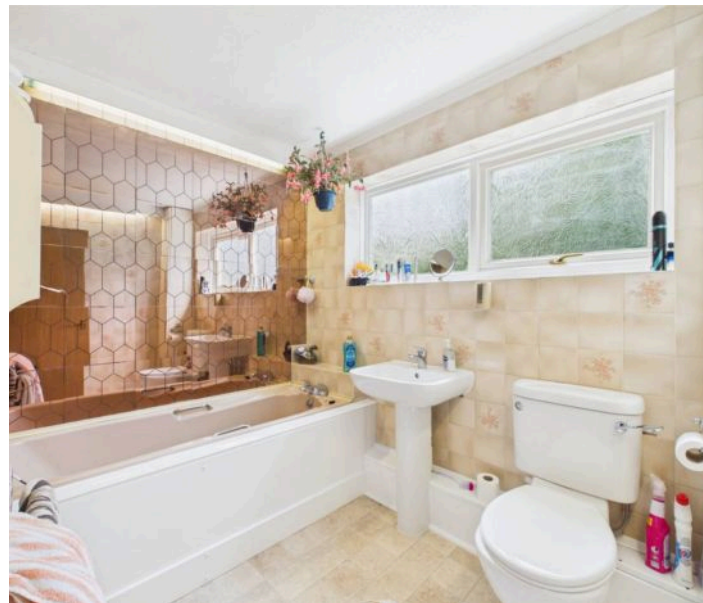
15' 5" x 12' 0" (4.70m x 3.66m)

Windows to front and rear, wood effect flooring, radiator, electric fire with feature brick wall and surround.

### **Conservatory**

8' 1" x 11' 5" (2.46m x 3.49m)

Windows to all sides, laminate flooring and French doors to the rear garden.







### **Kitchen/Breakfast Room**

11' 11" x 19' 9" (3.62m x 6.03m)

Two windows to rear, wall and base units with worktop over, inset one and a half bowl sink unit with mixer tap over, matching up stand and tiled splashback, part vinyl and laminate flooring, built in double tower oven, electric hob with cooker hood over, space for freestanding dishwasher, radiator and doors to storage cupboard, utility room, rear lobby and rear garden.

### **Utility Room**

6' 8" x 8' 0" (2.03m x 2.44m)

Two windows to front, base units with worktop over, space for washing machine and fridge freezer, radiator and vinyl flooring.

### **Rear Lobby**

2' 8" x 7' 1" (0.82m x 2.16m)

Doors to further sitting room, double garage and storage cupboard and laminate flooring.

### **Sitting Room**

12' 0" x 13' 4" (3.66m x 4.07m)

Window to rear, radiator, carpet flooring and French doors with two side light windows leading to the rear garden.



### **First Floor Landing**

6' 10" x 19' 11" (2.08m x 6.07m)

Doors to all bedrooms, bathroom, separate shower room and airing cupboard, two windows to front, radiator, carpet flooring and loft hatch.

### **Bedroom 1**

12' 2" x 11' 11" (3.70m x 3.64m)

Two windows to rear and window to front, radiator, carpet flooring, built in wardrobes with overhead storage, vanity style sink unit with storage under and opening to en-suite shower room.





#### **En-Suite Shower Room**

2' 11" x 6' 7" (0.90m x 2.00m)

Shower cubicle, carpet flooring, and extractor fan.

#### **Bedroom 2**

11' 11" x 10' 11" (3.62m x 3.34m)

Window to rear, radiator, carpet flooring and built in wardrobes.

#### **Bedroom 3**

9' 3" x 11' 9" (2.83m x 3.59m)

Window to front, radiator and carpet flooring.

#### **Bedroom 3**

9' 3" x 11' 9" (2.83m x 3.59m)

Window to front, radiator and carpet flooring.

#### **Bedroom 4**

9' 3" x 11' 8" (2.83m x 3.56m)

Window to rear, radiator, carpet flooring and door to attic room.

#### **Attic Room**

19' 0" x 9' 6" (5.79m x 2.90m)

Velux window to side, carpet flooring and wall mounted gas combination boiler.

#### **Bathroom**

5' 11" x 8' 6" (1.80m x 2.59m)

Window to rear, bath with mixer tap over, WC, wash basin, fully tiled walls, vinyl flooring and radiator.

#### **Shower Room**

2' 7" x 4' 8" (0.79m x 1.42m)

Shower cubicle, tiled flooring, extractor fan and towel rail.





Front Garden

The front garden is mainly laid to lawn with a selection of mature shrubs and plant borders, and pathways leading to the front door and side gate to the rear garden.

Rear Garden

The tranquil rear garden has a large array of mature shrubs and plant borders, pond, various patio areas and gates returning to the front garden and driveway.

Double garage

Electric up and over garage door to front, power and lights connected and single door to rear lobby.

Driveway

The property offers ample off-road parking with large driveway leading to the double garage.

Agents Note

This property falls under a band E for the local council tax and costs approximately £2,920.07 per annum for 2025/26.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson’s Estate Agents 01842 755422.

Financial Advice

Lawson’s Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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