

# 29 Shelley Way - Offers In Excess Of £240,000

Thetford IP24 1UF

**chilterns**

Estate & Letting Agents



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# Offers In Excess Of £240,000

## The Property

Located on Shelley Way on Woodlands Development in Thetford, this semi-detached house offers a perfect blend of comfort and convenience. Built between 1980 and 1989, the property boasts a welcoming atmosphere with its well-designed layout, featuring one spacious reception room that invites relaxation and social gatherings.

The home comprises three bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. The open-plan living room and dining area create a warm and inviting space for family meals and entertaining friends.

The property benefits from driveway parking for one vehicle, providing ease and accessibility and a single garage. The location is particularly advantageous, as it is within easy reach of the A11, making commuting a breeze. Additionally, families will appreciate the proximity to Thetford Academy, which is just a short walk away, and the property falls within the catchment area for the highly regarded Drake Primary School.

This semi detached home is perfect for anyone looking to settle in a friendly community with excellent local amenities and schools. With its appealing features and prime location, viewings are highly recommended.

## AGENTS NOTE

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

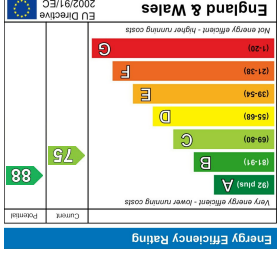
## Features

- SITUATED TO THE NORTH OF THETFORD
- POPULAR WOODLANDS DEVELOPMENT
- DRAKE PRIMARY SCHOOL CATCHMENT AREA
- SHORT WALK TO THETFORD ACADEMY
- WITHIN EASY REACH OF A11
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- SINGLE GARAGE

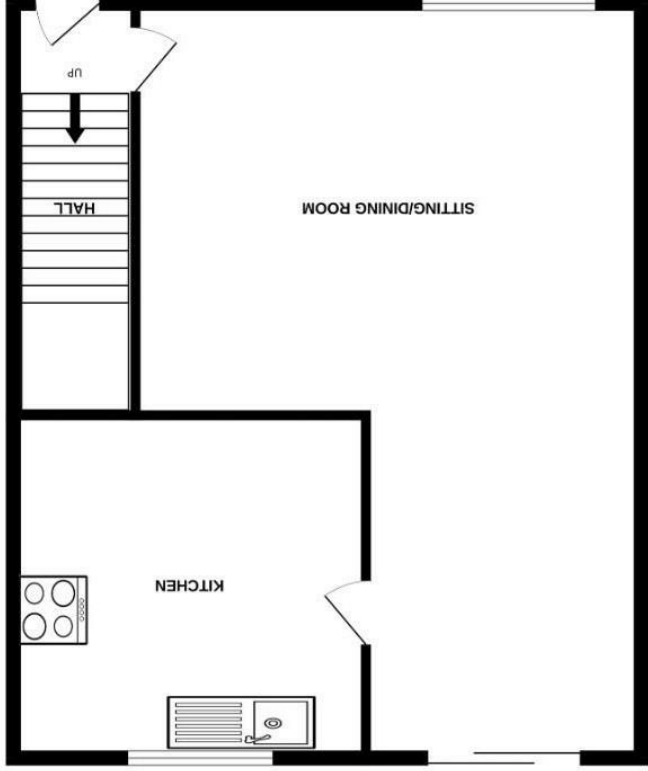




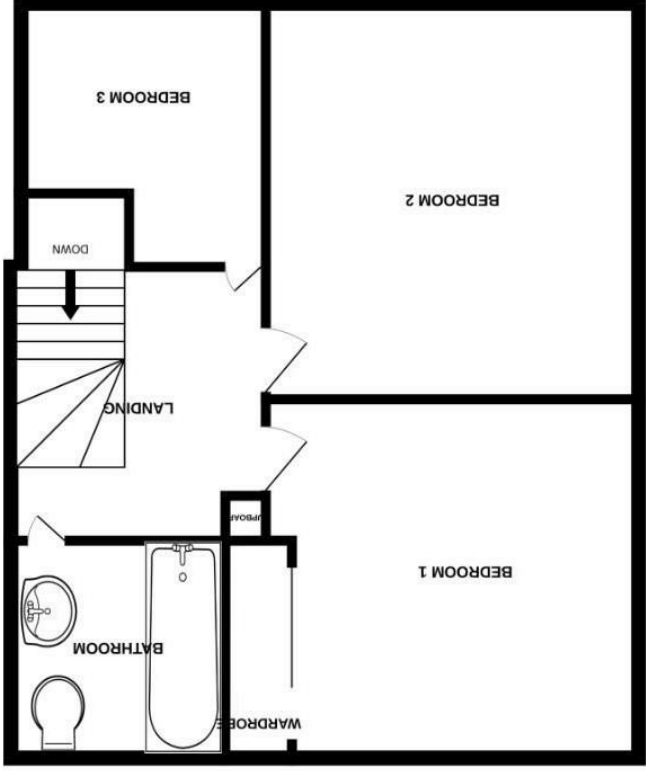
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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