

11 Eppingham Close - Offers In Excess Of £260,000

Thetford IP24 2TL

chilterns

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £260,000

The Property

Welcome to this beautifully presented semi-detached home, tucked away in the quiet cul-de-sac of Eppingham Close in Thetford. Offering a wonderful balance of modern living and everyday comfort, this three bedroom property is perfectly suited to families.

Upon entering, you are welcomed into an open-plan living area that flows effortlessly into a bright and airy conservatory, creating an ideal space for both relaxing and entertaining. The spacious kitchen is thoughtfully designed with practicality in mind, offering ample storage and workspace for everyday cooking and family life.

The property boasts three generously sized bedrooms, providing comfortable accommodation for the whole household, alongside a contemporary family bathroom finished to a modern standard.

Outside, the fully enclosed rear garden features both a patio seating area and a lawn, making it perfect for outdoor dining, children's play, or simply enjoying the warmer months. A single garage and driveway provides convenient off road parking.

Ideally located for commuters, the property offers easy access to the A11, while nearby forest walks and green spaces provide excellent opportunities to enjoy the outdoors right on your doorstep.

Combining a peaceful location with well presented interiors and excellent local amenities, this fantastic home is an opportunity not to be missed.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

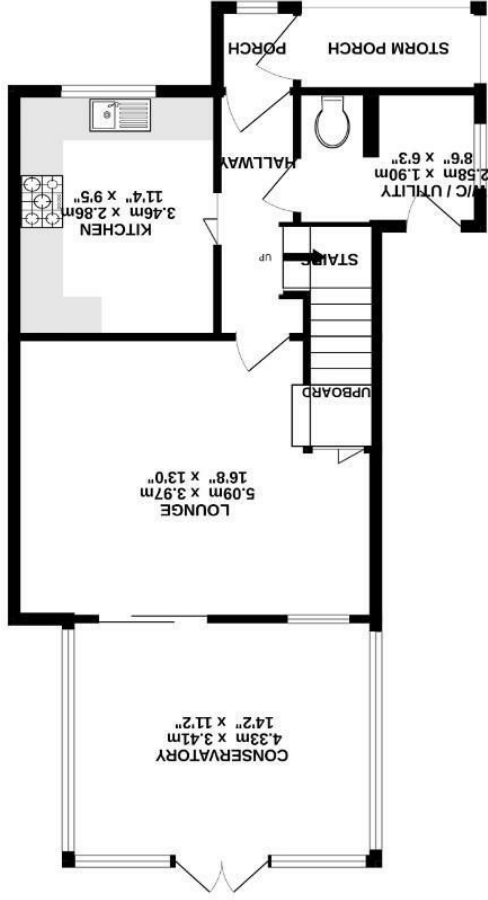
Features

- **EXTENDED SEMI-DETACHED HOUSE**
- **POPULAR ADMIRALS DEVELOPMENT**
- **THREE BEDROOMS**
- **CUL-DE-SAC POSITION**
- **UTILITY ROOM**
- **MODERNISED BY THE CURRENT OWNERS**
- **EXTREMELY WELL PRESENTED THROUGHOUT**
- **GARAGE WITH ELECTRIC ROLLER DOOR & OFF-ROAD PARKING**
- **ENCLOSED REAR GARDEN**
- **VIEWINGS HIGHLY ADVISED!**

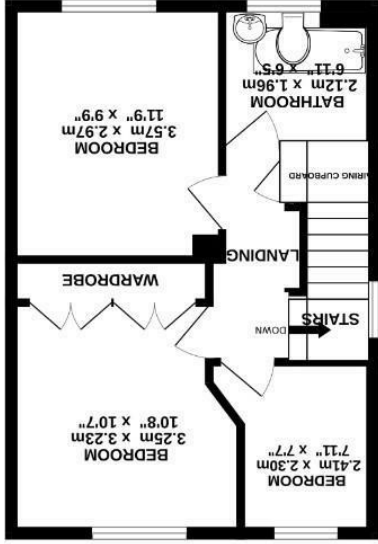




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUND FLOOR
59.5 sq.m. (641 sq.ft.) approx.



1ST FLOOR
37.6 sq.m. (404 sq.ft.) approx.

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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