



Coney Close, Thetford, IP24 3PE

welcome to

Coney Close, Thetford

Located on the edge of THETFORD in a POPULAR, FAMILY-FRIENDLY AREA, this FOUR BEDROOM SEMI-DETACHED HOME offers SPACIOUS & MODERN ACCOMMODATION, a CONSERVATORY, EN SUITE and a LOW MAINTENANCE GARDEN - ideal for growing families.



Summary

Situated within a sought-after and family friendly area towards the edge of Thetford, this well presented semi-detached home offers generous and versatile accommodation perfectly suited to modern family life. The property is within easy walking distance of the town's wide range of amenities, including primary and secondary schools, supermarkets and a main train line providing direct links to Cambridge and Norwich.

Internally, the home offers bright and spacious living throughout. A welcoming entrance hall with a convenient downstairs cloakroom leads through to a generous lounge, creating a comfortable space for relaxing evenings or entertaining guests. The kitchen/diner provides an excellent hub for family mealtimes and social occasions, while the adjoining conservatory adds further reception space and enhances the natural flow of the ground floor.

Upstairs, four well proportioned bedrooms offer flexibility for larger families or those working from home. The principal bedroom benefits from its own en suite, complemented by a family bathroom serving the remaining rooms.

Externally, the rear garden has been designed for low maintenance and provides a versatile outdoor space to enjoy throughout the warmer months.

Offering space, practicality and a fantastic location, this is a home that truly deserves internal viewing.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and built in storage.

Downstairs Cloakroom

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

Lounge

With TV point, door leading out to the rear garden and radiator.

Kitchen / Diner

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 for fridge/freezer, electric oven, hob with extractor hood over, space and plumbing for dishwasher/washing machine, breakfast bar, window to front and two radiators.

Conservatory

With door to rear.

First Floor Landing

With window to rear and radiator.

Master Bedroom

With window to rear and radiator.

Master En-Suite

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

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to rear and radiator.

Bedroom Four

With window to front and radiator.

Family Bathroom

With low level W.C, wash hand basin with taps over, bath with taps and shower attachment over, shaver point, window to front and radiator.

Outside

To the rear of the property, the garden is largely laid to artificial lawn with a paved patio area and garden shed.

Garage En Bloc

With two spaces for parking in front.

Agents Note

The vendor has informed us that they have added a Google Nest system for smart heating and hot water, a water softener and a water pump for pressure added to the property.



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welcome to

Coney Close, Thetford

- Four Bedroom Semi-Detached Family Home
- Popular Edge of Town Location
- Walking Distance to Schools, Amenities & Rail Links
- Bright and Spacious Lounge
- Master Bedroom with En-Suite
- Three Additional Bedrooms
- Low Maintenance Rear Garden
- Ideal for Growing Families

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£270,000



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