

Coney Close,Thetford IP24 3PE

william h brown

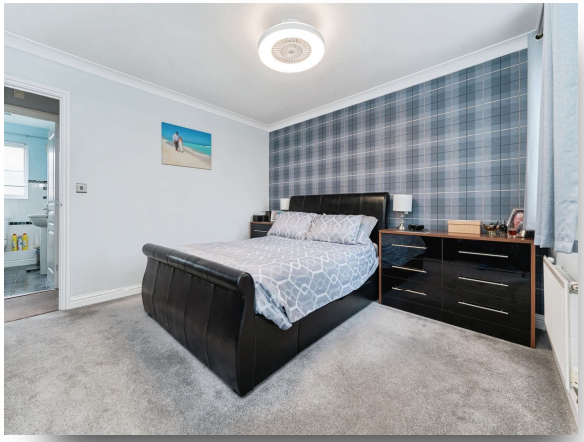
welcome to

Coney Close,Thetford

A stunning example of a modern, detached family house with 4 bedrooms, luxury fitted and modern kitchen, conservatory, Double Garage, wrap around and well stocked/mature rear garden and driveway proving ample parking for several vehicles. VIEWING A MUST!













The Property :-
From the moment you arrive, the property impresses with its substantial block-paved driveway, providing ample parking for multiple vehicles, access to the double garage and gated side access.

The true highlight of this home is the award-winning rear garden. Expertly landscaped and lovingly maintained, it offers laid to lawn areas, mature trees and shrubbery, colourful flower beds, productive vegetable gardens, greenhouse and a tranquil pond. A stunning pergola and patio area, complete with an outdoor log burner, creates the perfect setting for entertaining or relaxing throughout the seasons, while the fully powered summer house provides an ideal home office, studio or retreat. Beyond the garden lies a hidden woodland pathway leading to a private riverside seating area with its own mini-dock—an enchanting feature that makes this home truly one of a kind.

Inside, a bright and welcoming entrance hall leads to a ground floor cloakroom, a generous lounge with feature fireplace, a separate dining room and an outstanding kitchen/breakfast room fitted with a brand-new shaker-style kitchen, porcelain double sink, extensive storage and dual-aspect windows flooding the space with natural light. A conservatory overlooks the spectacular gardens, providing the perfect place to unwind.

The first floor offers four well-proportioned double bedrooms, including a superb principal suite with en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Combining generous family accommodation with exceptional outdoor space and the rare luxury of private riverside access along side the additional benefit of solar panel energy, this is far more than just a house—it's a lifestyle opportunity. Homes of this calibre seldom become available, making early viewing essential to fully appreciate everything this outstanding property has to offer.

Entrance Hall
Door to the front aspect. Stairs leading to the first floor landing. Radiator. Spacious and bright welcoming into the home.

Cloakroom
Window to the front aspect. Low level W.C. Wash hand basin.

Dining Room
Window to the front aspect. Radiator.

Lounge
Door leading to the rear garden. Radiator. Feature fireplace. TV points.

Kitchen
A truly stunning modern fitted kitchen comprising copious units with work surfaces over. All integral appliances including washing machine, dishwasher and electric oven with hob and extractor hood. Radiator. Breakfast bar. Door leading into :-

Conservatory
Of Brick and UPVC construction. Door to the rear aspect. Radiator.

First Floor Landing
Airing cupboard.

Bedroom 1
Window to the front aspect. Radiator.

En Suite
Window to the front aspect. Modern suite comprising wash hand basin, low level W.C and shower cubicle. Extractor fan. Heated towel rail.

Bedroom 2
Window to the front aspect. Radiator.

Bedroom 3
Window to the rear aspect. Radiator.

Bedroom 4
Window to the rear aspect. Radiator.

Bathroom
Window to the rear aspect. Low level W.C. Wash hand basin. Extractor fan. Panel bath with shower head over.

Rear Garden
Extensive award winning mature rear garden spaces, with a range of laid to lawn areas, vegetable patches, flower beds, shrubbery, green houses and pond. The space also provides a stunning pergola/patio seating area complete with an outdoor log burner for cosy evenings. The garden space also offers a fixed summer house complete with mains electric. A beautiful hidden feature to this stunning garden space is the secret walk way through the wooded space to the rear that brings you to a private area right on the bank of the river providing seating and small dock

Front
Block Paved Drive for Multiple Vehicles with access to rear garden through a gate and to the double garage with electric garage roller door.

Double Garage
Electric roller door, range of shelving, work tops and storage, double glazed PVC door to the rear. Mains electric.

Agent Note
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Coney Close, Thetford

- Large Detached Family Home, superbly presented
- 4 bedrooms
- Double Garage and plentiful parking
- Solar Panels
- Luxury kitchen

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

offers in excess of

£450,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF108615

The Property Ombudsman

Property Ref:
THF108615 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01842 753559

Thetford@williamhbrown.co.uk

47 King Street, THETFORD, Norfolk, IP24 2AU

williamhbrown.co.uk