



Canons Close, Thetford, IP24 3PW

welcome to

Canons Close, Thetford

A chain free detached home in a popular family-friendly area of Thetford! Boasting three good sized bedrooms, garage, driveway and excellent potential to modernise throughout and create your ideal family home!



Summary

Offered to the market with no onward chain, this detached home occupies a prominent position within a popular and family-friendly area of Thetford. Offering generous accommodation, a good sized plot and plenty of scope for modernisation, it presents an exciting opportunity for first time buyers, families or investors looking to add their own style and value.

The location is equally appealing, being within easy reach of Thetford's bustling town centre, primary and secondary schools and direct rail links to Cambridge & Norwich, making everyday life and commuting wonderfully convenient.

From the moment you arrive, the property makes a positive first impression, with attractive kerb appeal, a private driveway & a handy garage providing ample off road parking and valuable storage. Inside, a welcoming entrance hall leads into a bright and spacious front aspect lounge, creating a comfortable setting for relaxing with family or hosting friends. The kitchen requires some updating but offers an excellent opportunity for a complete redesign tailored to your own tastes and lifestyle, while a separate dining room provides further versatile living space.

Upstairs, three well proportioned bedrooms are served by a family bathroom, offering comfortable accommodation for growing families or those needing space to adapt over time.

Outside, the generous rear garden provides a blank canvas with plenty of scope to create a private retreat, entertaining area or family-friendly garden.

The Accommodation

Entrance door to:

Entrance Hall

With door to front and radiator.

Lounge

With window to front and radiator.

Dining Room

With window to rear and radiator.

Kitchen

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 and plumbing for washing machine, space and point for electric oven, built in storage cupboard, window to rear and radiator.

First Floor Landing

With built in airing cupboard and window to side.

Bedroom One

With built in storage cupboard, window to rear and radiator.

Bedroom Two

With built in storage cupboard, window to front and radiator.

Bedroom Three

With window to front and radiator.

Bathroom

With low level W.C, wash hand basin, bath unit with mixer tap and shower attachment over, window to rear and radiator.

Outside

To the rear of the property, the enclosed garden is mainly laid to lawn with a garden shed.

Garage

With brickweave driveway to front, offering ample space for off road parking, electric door to front and central heating boiler.



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welcome to

Canons Close, Thetford

- Detached Family Home with Plenty of Potential
- Offered Chain Free!
- Three Bedrooms
- Separate Living & Dining Rooms
- Garage & Driveway Parking
- Versatile Rear Garden
- Kitchen with Excellent Scope to Modernise
- Popular Family Friendly Area of Thetford

Tenure: Freehold EPC Rating: Awaited

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF108505 - 0001

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