



**Cunningham Close, Thetford, IP24 2TQ**

**welcome to**

**Cunningham Close, Thetford**

A SPACIOUS semi-detached FAMILY HOME in a popular Thetford location, offering THREE BEDROOMS, conservatory to rear, GARAGE & DRIVEWAY PARKING and excellent family living space - all close to local amenities!



## The Accommodation

Entrance door to:

## Entrance Hall

With door to side, built in storage cupboard and radiator.

## Downstairs Cloakroom

With W.C, wash hand basin, tiled flooring and window to side.

## Lounge

With fireplace and radiator.

## Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, electric oven, gas hob. Space and plumbing for dishwasher, space and plumbing for washing machine, inset sink unit with mixer tap and drainer over. Boiler and Radiator. With window to front and skylight.

## Conservatory

Being of brick and UPVC construction, with door to rear and electric heater.

## First Floor Landing

With built in airing cupboard. Access to fully boarded loft space.

## Bedroom One

With built in wardrobes, window to rear and radiator.

## Bedroom Two

With built in storage cupboards, two windows to front and radiator.

## Bedroom Three

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

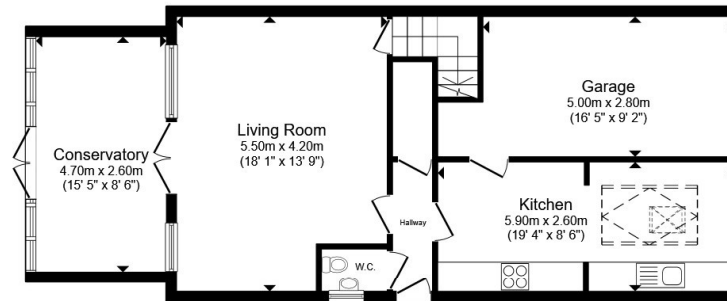
## Shower Room

With W.C, wash hand basin, shower cubicle with shower attachment over, tiled walls, window to side and radiator.

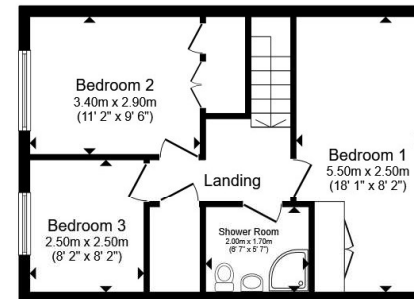
## Outside

To the rear of the property, the enclosed garden is offered with a mixture of decorative gravel and bark, a paved patio area, some mature hedging, a large garden shed/workshop space and summerhouse.

## Garage & Driveway



Ground Floor



First Floor

Total floor area 117.1 m<sup>2</sup> (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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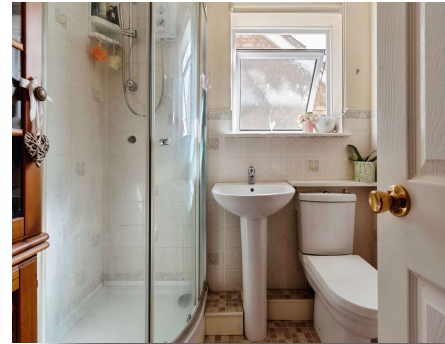
## Cunningham Close, Thetford

- Semi-Detached Family Home in a Popular Location
- Three Good Sized Bedrooms
- Spacious Lounge
- Sunny Conservatory to Rear
- Ground Floor Cloakroom & First Floor Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108310 - 0003

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**01842 753559**



[Thetford@williamhbrown.co.uk](mailto:Thetford@williamhbrown.co.uk)



47 King Street, THETFORD, Norfolk, IP24 2AU



[williamhbrown.co.uk](http://williamhbrown.co.uk)