



29 Canons Close, Thetford

Thetford



Minors & Brady

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Thetford

Experience effortless family living in this beautifully extended and renovated four-bedroom detached home, located in the charming market town of Thetford. Ready to move into with a brand-new boiler and contemporary finishes throughout, the heart of the home is a spacious L-shaped open-plan kitchen, dining, and living area featuring French doors that open seamlessly onto a private garden with patio and decking, ideal for entertaining or relaxing outdoors. Upstairs, the principal bedroom flaunts built-in wardrobes and a luxurious marble-tiled en-suite with a freestanding bathtub and twin sinks, complemented by three further double bedrooms and a stylish family shower room. Outside, a driveway and garage provide ample parking and storage, making this property a perfect blend of modern convenience and timeless comfort.





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- Open day on the 16th August via appointment only!
- Detached residence proudly positioned in the market town of Thetford
- Turn-key condition, recently renovated and extended to create a beautiful family home, ready to adapt to your own preferences and style
- Brand new boiler
- Welcoming entrance hall, complemented by storage cupboards and a functional utility room, along with a convenient WC
- L-shaped open-plan kitchen/dining/living room that invites relaxation and gatherings, accentuated by French doors, creating an effortless flow for indoor-outdoor entertaining
- Brand new kitchen equipped with quality cabinetry, an integrated dishwasher, a gas hob, a double oven, a microwave/oven, space for a fridge/freezer and a breakfast bar unit
- Four double bedrooms, a luxury private en-suite and a stylish family shower room
- A private, well-maintained garden featuring a patio area, two decked terraces and a laid to lawn
- A driveway providing off-road parking and a garage for storage options



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Location

Canons Close is a peaceful residential street located in the historic market town of Thetford, located in the heart of Norfolk. Thetford itself offers a charming blend of small-town atmosphere and essential amenities, making Canons Close an ideal spot for families and professionals. Within a short walk or drive, residents can access a variety of local shops including convenience stores, cafes, and independent retailers that serve daily needs. For families, several schools are conveniently nearby, including primary schools like Redcastle Family School and The Bishop's Church of England Primary Academy, while Thetford Academy provides secondary education within easy reach. Healthcare needs are well catered for, with local GP surgeries and dental practices situated just minutes away, ensuring quick access to medical care.

Transport connections from Canons Close are excellent; Thetford railway station is close by, providing regular train services to larger cities such as Norwich and Cambridge, making commuting straightforward. Additionally, major road links including the A11 offer direct routes to Norwich and London, further enhancing connectivity.

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Step through the welcoming entrance hall, where practical storage cupboards keep everything neatly tucked away. A dedicated utility room accommodates laundry appliances, while a convenient WC adds everyday ease.

At the heart of the home lies an impressive L-shaped open-plan kitchen, dining, and living space – a versatile area designed for both quiet evenings and lively gatherings. The brand-new kitchen features quality cabinetry, an integrated dishwasher, gas hob, double oven, microwave/oven, space for a fridge/freezer, and a breakfast bar unit for casual dining. French doors open onto the garden, allowing light to pour in and making indoor-outdoor entertaining effortless.

Upstairs, four double bedrooms await. The principal bedroom offers built-in wardrobes and a luxury private en-suite, with marble-tiled walls, a freestanding bathtub, and stylish jack-and-jill sinks, a true retreat after a long day. The family shower room is equally elegant, with patterned wall tiles and a contemporary three-piece suite.



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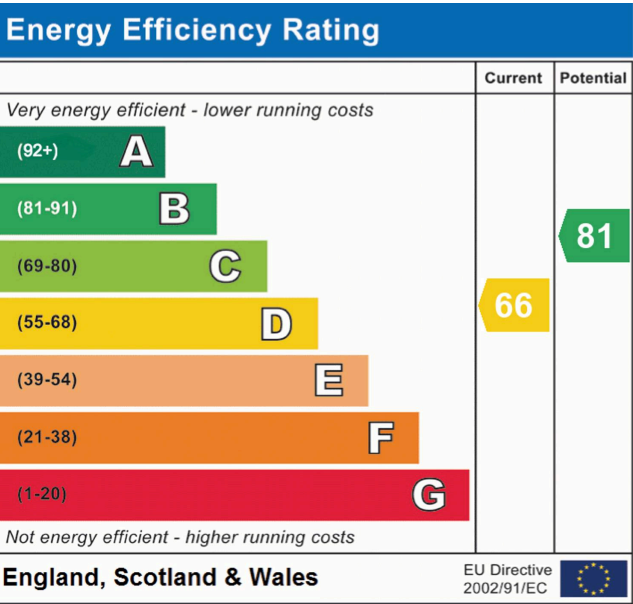
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Outside, the private rear garden is well-maintained, featuring a patio, two decked terraces for seating arrangements, and a laid to lawn. At the front of the residence is a paved driveway providing off-road parking, complemented by a garage offering extra storage options.

This is more than just a house – it’s a ready-made home designed for modern family living, in a sought-after location with all the character and convenience Thetford has to offer.

Agents note

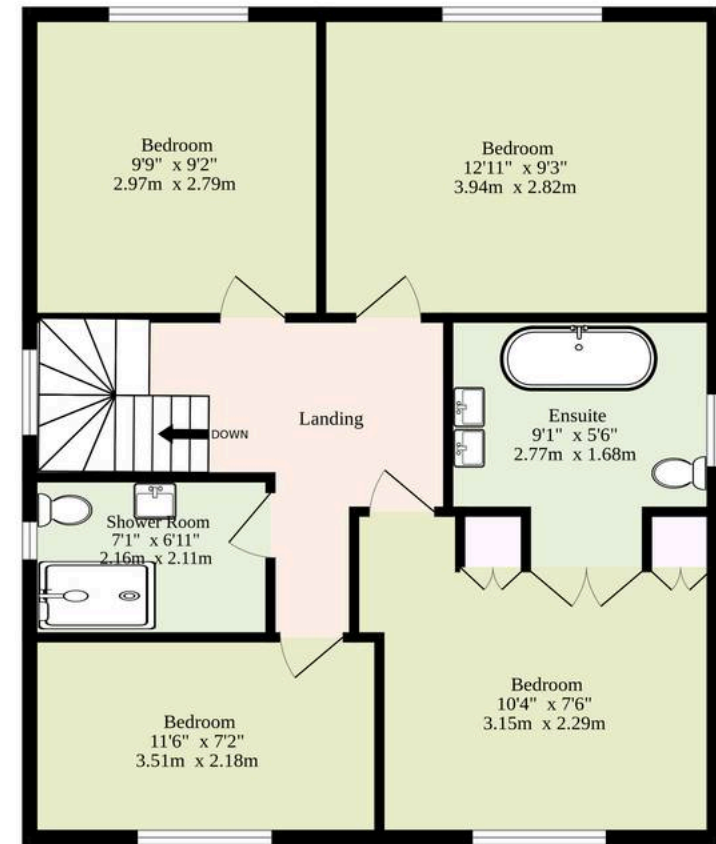
Freehold



Ground Floor
796 sq.ft. (74.0 sq.m.) approx.



1st Floor
648 sq.ft. (60.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1444 sq.ft. (134.2 sq.m.) 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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Dreaming of this home? Let's make it a reality



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