



8 Cunningham Close, Thetford

Minors & Brady



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Thetford

Spacious family living with a conservatory, garage and three well-proportioned bedrooms in a popular residential setting. Offering versatile accommodation and excellent practical features throughout, this well-maintained semi-detached home is ideally suited to families, first-time buyers and those looking to upsize. The property benefits from generous living space, a bright conservatory overlooking the garden, and ample off-road parking with a private driveway and garage. Three comfortable bedrooms and useful built-in storage enhance everyday practicality, while the low-maintenance rear garden provides an enjoyable outdoor space. Conveniently positioned close to local amenities, schools, transport links and recreational facilities, this is a fantastic opportunity to secure a home in a well-established part of Thetford.

- Spacious semi-detached family home in a popular residential area of Thetford
- Three well-proportioned bedrooms with built-in storage to all bedrooms
- Bright and comfortable lounge featuring an attractive fireplace focal point
- Ground floor cloakroom providing added convenience for family living
- Well-equipped kitchen with ample storage, workspace and natural light
- Useful adjoining utility area helping to maximise practicality
- Generous conservatory overlooking the rear garden and offering flexible living space
- Fully boarded loft with ladder access providing excellent additional storage
- Enclosed, low-maintenance rear garden with patio, workshop/shed and summerhouse
- Private driveway parking and garage offering excellent storage and off-road parking facilities





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The Location

The town is highly regarded for its rich heritage, excellent transport connections, and convenient position between Norwich and Cambridge, making it a popular location for families, professionals, and commuters alike.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Thetford's thriving centre provides a range of everyday amenities, independent retailers, leisure facilities, and community services, ensuring daily needs are well catered for. A Tesco Superstore is conveniently located within walking distance of many residential areas, while Thetford Drake Primary School is highly regarded by local families, adding to the area's appeal.

The area offers a wealth of recreational opportunities, with a number of well-maintained parks, play areas and open green spaces throughout the town providing excellent opportunities for outdoor enjoyment. Popular spots such as Melford Common and Thetford's various recreational grounds are ideal for walking, exercising and family activities. The town is perhaps best known for its proximity to Thetford Forest, the largest lowland pine forest in the United Kingdom, offering extensive walking, cycling, running and outdoor leisure activities throughout the year.

The area enjoys excellent transport connections, with Thetford railway station providing regular services to Norwich, Cambridge, Ely and onward connections across the region. Convenient access to the A11 offers direct routes to Norwich, Newmarket, Cambridge and the wider East Anglian road network, making the location particularly appealing to commuters.





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Cunningham Close, Thetford

Situated within a popular residential area of Thetford, this spacious three-bedroom semi-detached home offers well-balanced accommodation, practical family living and excellent potential for a wide range of buyers. Combining generous internal space with a private garden, garage and driveway parking, the property presents an attractive opportunity for those seeking a home that can be enjoyed immediately while still allowing scope for personalisation over time.

The property is set back from the road behind a front garden, creating an appealing approach and providing a degree of separation from passing traffic. A private driveway leads directly to the garage, ensuring convenient off-road parking and useful additional storage.

Stepping inside, the welcoming entrance hall immediately creates a sense of space and practicality, complete with a useful built-in storage cupboard and access to the ground floor cloakroom. This valuable addition is particularly beneficial for families and when entertaining guests.

The principal reception room offers an inviting environment in which to relax and unwind. A feature fireplace forms an attractive focal point, while the generous proportions allow for a variety of furniture layouts to suit modern family life. Natural light enhances the room's comfortable atmosphere, making it equally suited to everyday living and social occasions.



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The kitchen is fitted with a comprehensive range of wall and base units, providing ample storage and preparation space. Designed to cater for modern lifestyles, it incorporates an electric oven, gas hob, sink unit and space for additional appliances. Natural light from both the front-facing window and skylight creates a bright working environment. Adjoining the kitchen is a practical utility area, offering further space for laundry appliances and helping to keep everyday household tasks neatly separated from the main living areas.

To the rear of the property, the conservatory provides a wonderful additional reception space overlooking the garden. Versatile in its use, it serves equally well as a dining area, garden room, home office or family seating area, creating an attractive link between the house and outdoor space throughout the seasons.

The first floor accommodation continues to impress. The principal bedroom benefits from built-in wardrobes and enjoys a pleasant outlook over the rear garden. The second bedroom is another excellent double room, enhanced by built-in storage and dual front-facing windows which allow plenty of natural light to flow through the space. The third bedroom offers flexibility for growing families, those working from home or anyone requiring guest accommodation.



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Completing the upstairs accommodation is the well-appointed shower room, fitted with a shower cubicle, wash basin and W.C., alongside tiled walls and a heated radiator. An airing cupboard located on the landing provides further practical storage, while access to the fully boarded loft space offers excellent additional storage potential.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind. A combination of decorative gravel, barked areas and paved patio space creates an attractive outdoor environment that can be enjoyed with minimal upkeep. Mature hedging contributes privacy and greenery, while a substantial garden shed/workshop and separate summerhouse provide excellent versatility for hobbies, storage or leisure use.

Agent's Note

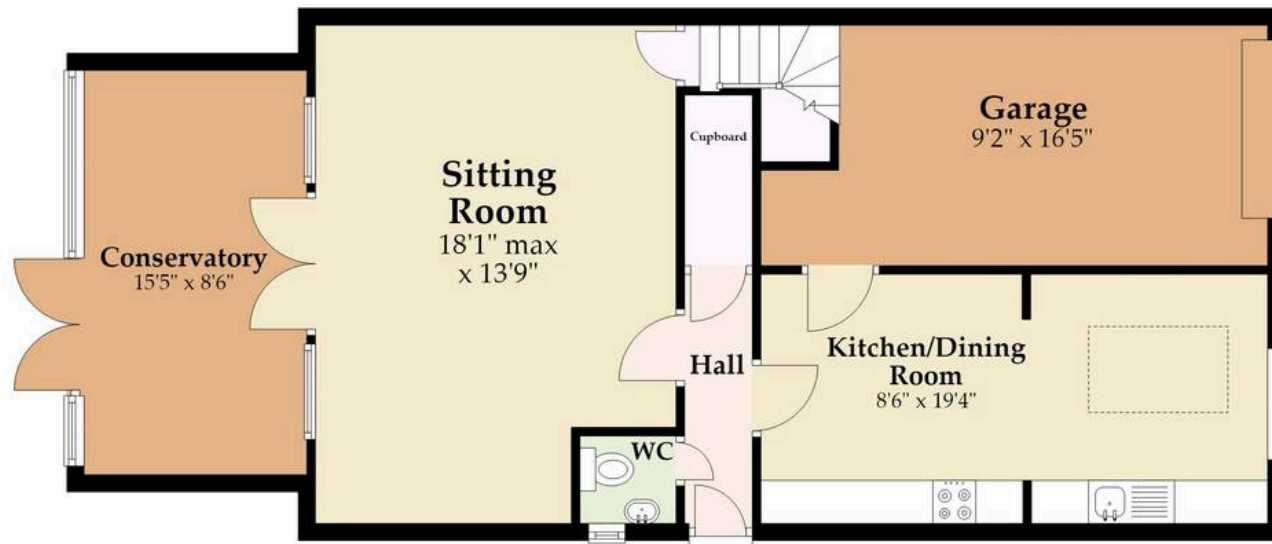
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 820.7 sq. feet



First Floor

Approx. 522.3 sq. feet



Total area: approx. 1343.1 sq. feet

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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.
Plan produced using PlanUp.

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