

# 2 Betjeman Close - £280,000

Thetford Norfolk IP24 1HW

**chilterns**

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# £280,000

## The Property

Chilterns are delighted to launch to the market beautifully presented three bedroom family home located on Betjeman Close in Thetford. This property has been modernised throughout, offering a perfect blend of contemporary living and comfort.

As you enter, you will find an entrance hall which provides access to the lounge, kitchen, and downstairs cloakroom. Double doors from the lounge lead to the large conservatory. The property boasts a well equipped kitchen with all integrated appliances, making it ideal for those who enjoy cooking and hosting. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the outdoors.

On the first floor, the home features three well proportioned bedrooms, with the bedroom one benefiting from a modern en suite bathroom and two double fitted wardrobes, providing ample storage. There is also a single storage cupboard in bedroom three. A family bathroom completes the accommodation on the first floor.

Throughout the property, you will notice the attention to detail, including oak veneered internal doors, brushed chrome fittings, modern radiators, brushed chrome fittings, media wall in the lounge and fitted blinds. The rear garden is fully enclosed, complete with a pergola and a decked seating area, perfect for enjoying summer evenings or entertaining guests.

Additionally, the property offers off road parking and a single garage with electric roller door, ensuring convenience for you and your family. This home is not only well presented but also thoughtfully designed to meet the needs of modern family life.

In summary, this is an excellent opportunity for those seeking a family home in a desirable location. Do not miss the chance to make this property your own.

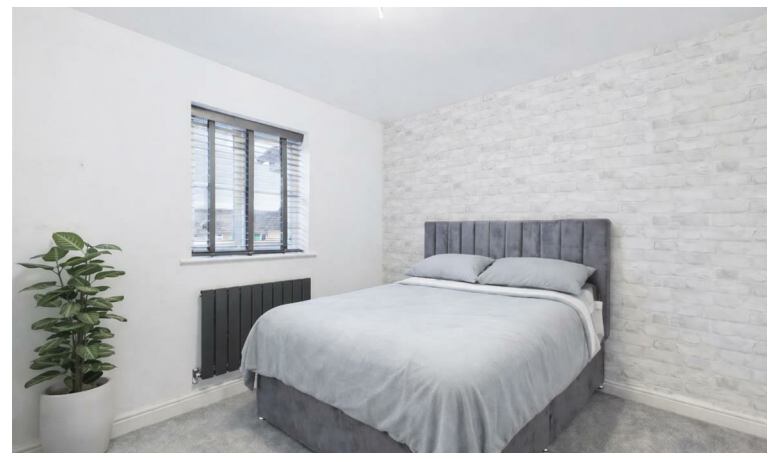
### AGENTS NOTE

Photos of bedroom two and bedroom three have been dressed with AI.

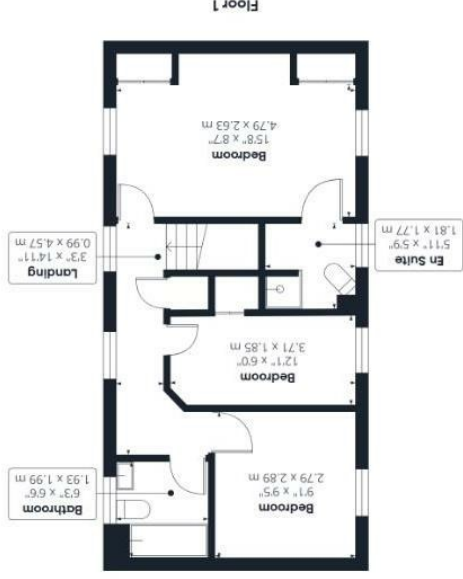
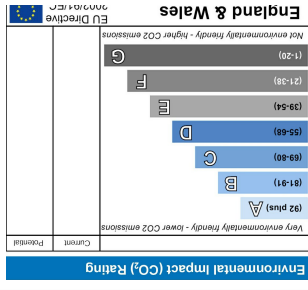
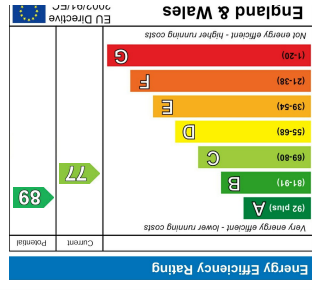
## Features

- SOUGHT AFTER WOODLANDS DEVELOPMENT
- WITHIN EASY REACH OF THE A11
- WALKING DISTANCE OF DRAKE PRIMARY SCHOOL & THETFORD ACADEMY
- WELL PRESENTED THREE BEDROOM FAMILY HOME
- INTEGRATED KITCHEN APPLIANCES
- CONSERVATORY ADDITION
- MODERN DOWNSTAIRS CLOAKROOM & EN-SUITE
- MEDIA WALL
- OFF-ROAD PARKING AND INTEGRAL GARAGE
- VIEWINGS HIGHLY ADVISED!





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Approximate total area<sup>m</sup>  
935 ft<sup>2</sup>  
86.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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