



10 Coney Close

Thetford, IP24 3PE

Beautifully renovated five-bedroom detached family home, occupying a private position overlooking protected SSSI green space and woodland. Having benefited from in excess of £70,000 of improvements, this exceptional property offers spacious and versatile accommodation, a stunning open-plan kitchen / dining space, two en-suites, landscaped gardens, double garage and excellent access to the A11 and A134. A true turnkey home, perfectly combining modern family living with a peaceful natural setting.

Council Tax band: E Tenure: Freehold

- SUBSTANTIALLY IMPROVED DETACHED FAMILY HOME
- OVER £70,000 INVESTED IN RECENT RENOVATIONS, INCLUDING A £30,000 KITCHEN TRANSFORMATION, CREATING A COMPLETELY MOVE-IN READY HOME.
- FIVE WELL-PROPORTIONED BEDROOMS, WITH TWO BENEFITTING FROM MODERN EN-SUITE FACILITIES.
- STUNNING OPEN-PLAN KITCHEN/DINING ROOM FEATURING BI-FOLD DOORS, RANGEMASTER COOKER, INTEGRATED APPLIANCES AND EXTENSIVE STORAGE SOLUTIONS.
- SPACIOUS EXTENDED LOUNGE FLOODED WITH NATURAL LIGHT THROUGHOUT THE DAY AND FEATURING A GAS COAL-EFFECT FIREPLACE.
- RECENTLY REFITTED BATHROOMS THROUGHOUT, INCLUDING LUXURY EN-SUITES AND A STYLISH FAMILY BATHROOM, SUPPORTED BY A MEGAFLOW HOT WATER SYSTEM.
- LANDSCAPED REAR GARDEN WITH RAISED STONE PLANTERS, WATER FEATURE, AUTOMATIC IRRIGATION, POWERED OAK GAZEBO AND HOT TUB CONNECTIONS ALREADY IN PLACE.
- DOUBLE GARAGE WITH POWER AND LIGHTING, PLUS DRIVEWAY PARKING FOR MULTIPLE VEHICLES.
- EXCEPTIONAL POSITION OVERLOOKING PROTECTED SSSI LAND WITH EASY ACCESS TO WOODLAND WALKS, THE RIVER, AND THETFORD FOREST.
- IDEAL FOR COMMUTERS WITH EXCELLENT ACCESS TO THE A11





Entrance Hallway

8' 9" x 11' 5" (2.66m x 3.47m)

Window to front, doors to kitchen / diner, lounge, study, W/C, and understairs storage cupboard, with radiator, wood effect LVT flooring, and stairs to first floor landing.

Kitchen / Diner

23' 10" x 13' 1" (7.27m x 4.00m)

Two windows to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated full height fridge, full height freezer, and dishwasher, freestanding range cooker with 7 ring gas hob, electric double oven, and cooker hood over to remain, space for washing machine, with pull out larder, carousel storage, dimmable LED lighting system, radiator, wood effect LVT flooring and bi-fold doors to the rear garden.

Lounge

12' 6" x 23' 10" (3.82m x 7.27m)

Window to front, feature gas fireplace with surround, with two radiators, carpet flooring, and French doors to the rear garden.

Study

11' 3" x 10' 3" (3.43m x 3.12m)

Window to front, with radiator, and carpet flooring.

W/C

3' 1" x 7' 2" (0.95m x 2.18m)

Frosted window to front, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, radiator, and tile effect vinyl flooring.

First Floor Landing

12' 7" x 8' 6" (3.83m x 2.60m)

Doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch with draw down loft ladder.

Bedroom 1

12' 2" x 12' 5" (3.71m x 3.78m)

Window to rear, built-in wardrobes and sideboards, with radiator, carpet flooring, and door to en-suite.

En-suite

6' 7" x 8' 4" (2.00m x 2.54m)

Frosted window to rear. large shower cubicle with mixer tap



Bedroom 4

10' 3" x 12' 1" (3.12m x 3.68m)
Window to rear, with radiator, and carpet flooring.

Bedroom 5

8' 8" x 8' 9" (2.64m x 2.66m)
Window to front, with radiator, and carpet flooring.

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)
Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall tiling, heated towel rail, wood effect flooring, and spotlighting.

Double Garage

16' 8" x 18' 10" (5.08m x 5.73m)
Two up and over doors to the rear, with mains power and lighting connected.

Front Garden

The landscaped front garden provides excellent kerb appeal, featuring a generous paved area, lawned area and attractive raised planting beds. Enclosed by a mature laurel hedge, the garden enjoys a private setting with pleasant views towards the protected green space beyond.

Rear Garden

The landscaped rear garden offers an attractive and private outdoor space, featuring curved lawns, established flower and shrub borders, and raised stone planters. A combination of paved and decked seating areas provides excellent space for entertaining and al fresco dining, whilst the mature planting creates a colourful setting, with external lighting.

Parking

The property also benefits from a driveway leading to the double garage providing ample off-street parking for multiple vehicles.

Agents Note

This property falls under a band E for the local council tax and costs approximately £3,073.51 per annum for 2026/27.



Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	