

2 Duncan Close - Offers In Excess Of £210,000

Thetford Norfolk IP24 2LZ

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £210,000

The Property

Located within the sought after Admirals Development in Thetford is this three bedroom semi-detached home on Duncan Close which offers an excellent opportunity for first time buyers, families, and investors alike.

The property features a spacious reception room, providing a comfortable setting for both everyday living and entertaining. Upstairs, three bedrooms offer flexible accommodation, served by a conveniently positioned family bathroom.

Outside, the fully enclosed rear garden provides a private space ideal for children, pets, or summer entertaining. To the front, a driveway offers off road parking for two vehicles.

Duncan Close is ideally positioned for convenience, with easy access to the A11 for commuters and Tesco superstore just a short walk away.

Offered with no onward chain, this home is ready for its next owner to move in and make it their own.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

AGENTS NOTE

Please note, the sale will be subject to Grant of Probate.

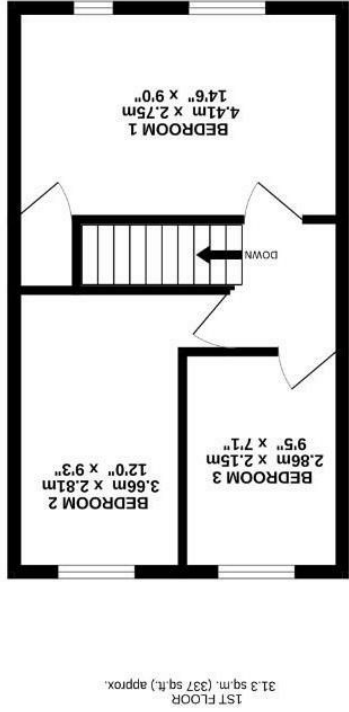
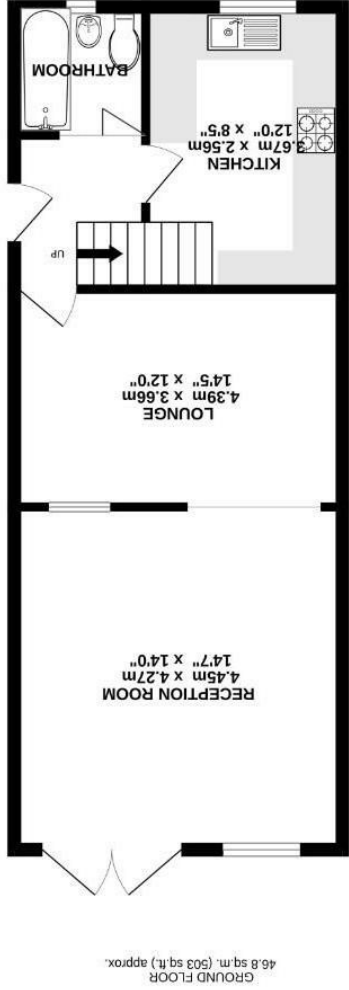
Features

- **ESTABLISHED RESIDENTIAL AREA**
- **ADMIRALS DEVELOPMENT**
- **WITHIN EASY REACH OF A11**
- **SEMI DETACHED HOUSE**
- **SINGLE STOREY EXTENSION**
- **THREE BEDROOMS**
- **GAS CENTRAL HEATING**
- **DRIVEWAY PARKING**
- **ENCLOSED REAR GARDEN**
- **NO ONWARD CHAIN!**





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.



Under every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximately as taken for any and all purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure (2022).

TOTAL FLOOR AREA: 78.1 sq. m. (840 sq ft.) approx.

14 Bridge Street, Thetford, Norfolk, IP24 3AA
T: 01842 754161
E: thethetford@shiresestateagents.co.uk