



THE  
**Mortimer  
& Gausden**  
PARTNERSHIP

10 Tedder Close, Barnham,  
Thetford, IP24 2NR

Guide Price  
£220,000



## *Deceptively Spacious, Three-Bedroom Home In A Quiet Village*

Welcome to Tedder Close, a well-presented, three-bedroom terrace home; fantastic for a range of buyers including those looking for their first home!

Barnham is a well-regarded village in between Bury St. Edmunds and Thetford, offering a peaceful rural setting with excellent connectivity. Barnham has a thriving Primary School and community.

Surrounded by attractive countryside and woodland walks, Barnham is ideal for those seeking village living with convenient access to major routes and nearby towns such as Thetford, Bury St. Edmunds, Norwich or Cambridge. Thetford train station has direct lines to Cambridge, Stansted Airport and Liverpool Lime Street, plus many more.

Upon arrival, you are greeted by off-street parking and a single garage.

- Deceptively Spacious, Three Bedroom Home
- Newly Fitted Kitchen, Separate Utility Room
- Large green open space close to the property
- Landscaped Rear Garden With Raised Beds
- Off-Street Parking To Front, single garage
- Private, Quiet, Residential Location
- Two Double Bedrooms & One Single
- Viewing Highly Recommended!





#### Ground Floor:

Upon entry, you are greeted by the entrance hallway, giving access to the staircase, lounge/diner and kitchen. The galley-style kitchen has been re-fitted to create a practical yet charming space with shaker-style units, electric oven/hob, extractor and space for a dishwasher. An additional area to the rear of the kitchen holds space for a fridge-freezer, access to the utility room and access to the front of the property.

The utility room is fitted with storage and undercounter space/plumbing facilities for a washing machine and tumble dryer. It's also the ideal space for coat and shoe storage. Access leads to the rear garden.

Completing the ground floor, you find the large lounge-diner overlooking the rear garden with a newly fitted, charming log burner, creating an ambient focal point.

#### First Floor:

Upstairs, the landing holds access to all three bedrooms, two large doubles and one single, all of which support fitted storage to maximise the floorspace available. A new hot water cylinder was fitted in December 2025. The newly bathroom suite allows ample space for the wc, basin, shower over bath, heated towel rail and vanity unit.

#### Outside:

The garden has been cleverly landscaped creating division and shape with a combination of undercover seating leading from the property, patio, lawn, raised beds, greenhouse and storage. The garden flourishes in the Spring and Summer months, creating a wonderful band of colour to enjoy.

#### Agent Notes:

EPC Rating - D

Council Tax - B (West Suffolk)

Electric heating

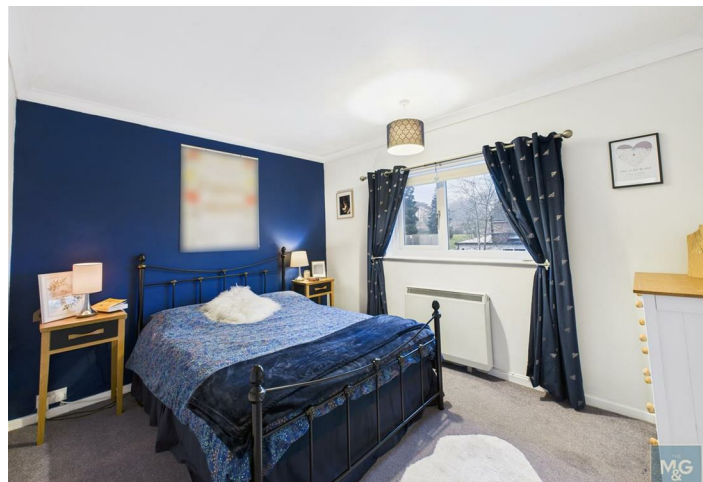
uPVC double glazing throughout

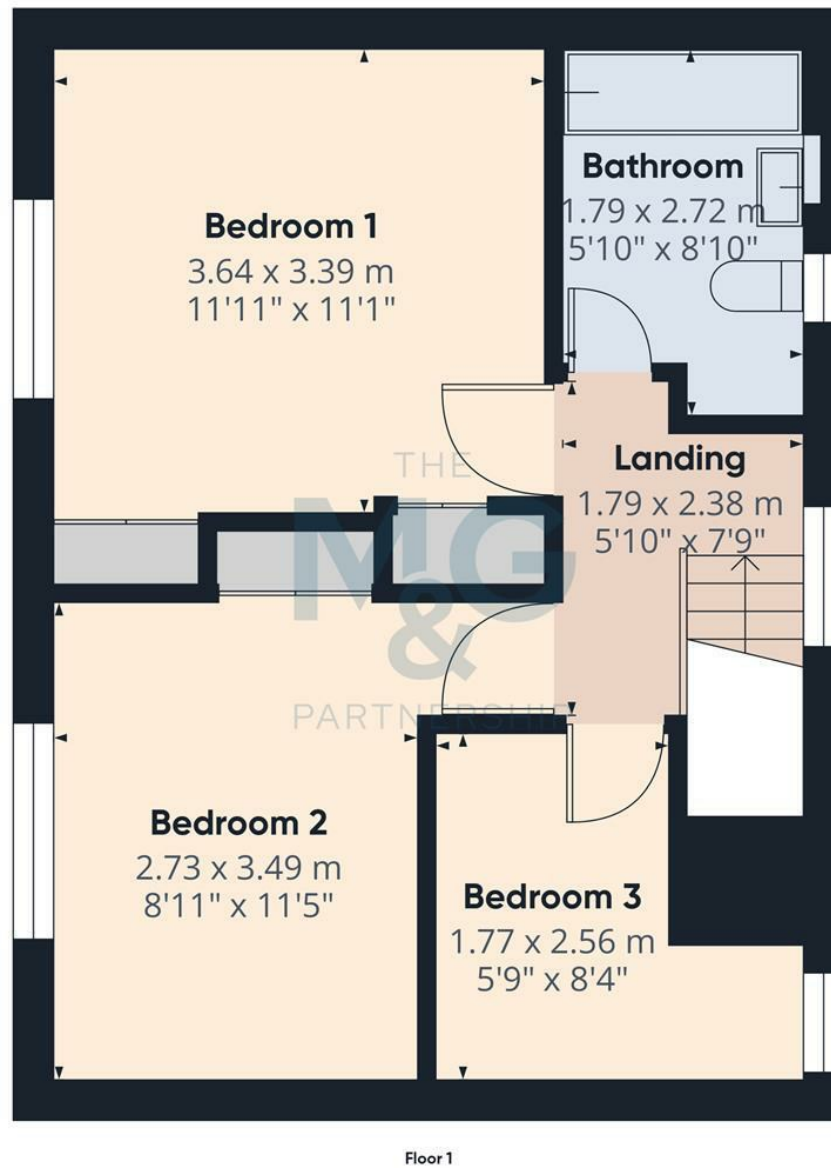
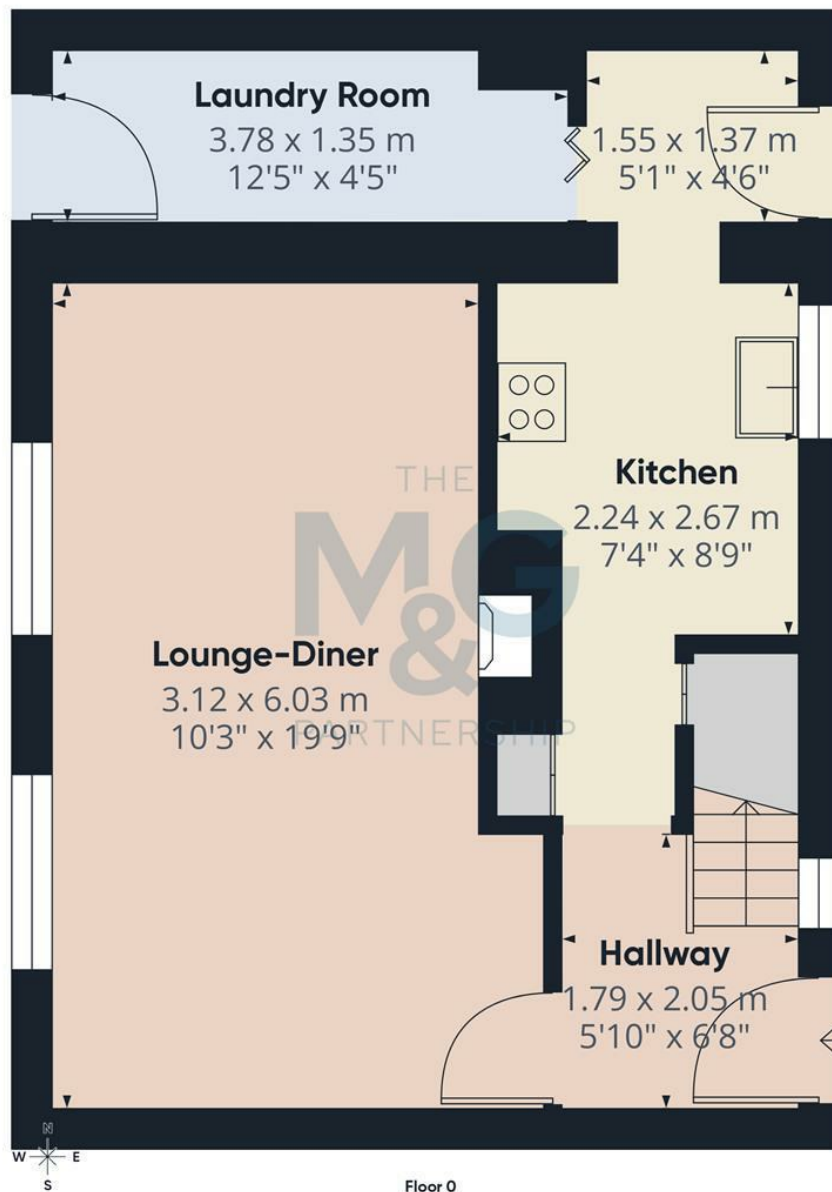
Mains water and drainage connected.

What3Words: [///mental.anchorman.pram](https://www.what3words.com/mental.anchorman.pram)

Ofcom states all mobile providers are supported

Ofcom states superfast broadband is supported





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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