



Lawsons
ESTATE AGENTS

4 Swale View, Thetford
Guide Price £210,000 – £220,000

4 Swale View

Thetford, IP24 2FN

Lawsons Estate Agents are delighted to offer for sale this well-presented End-Terraced property situated on the highly popular Kingsfleet development with easy access to the A11. The accommodation briefly comprises of Hallway, downstairs cloakroom, kitchen, lounge / diner, two bedrooms and family bathroom. The property also benefits from an enclosed rear garden and two allocated parking spaces. Early viewing is recommended to avoid disappointment.

Council Tax band: B

Tenure: Freehold

- END TERRACED HOUSE
- ALLOCATED PARKING
- EASY ACCESS TO THE A11
- BATHROOM & DOWNSTAIRS CLOAKROOM
- POPULAR DEVELOPMENT
- GAS HEATING
- TWO BEDROOMS
- LOUNGE / DINER
- CALL NOW TO VIEW!
- IDEAL FIRST TIME BUY

Hallway

9' 3" x 3' 10" (2.83m x 1.18m)

Doors to kitchen, lounge / diner and downstairs cloakroom, with radiator, tiled flooring, and stairs to first floor landing.





Downstairs Cloakroom

6' 3" x 2' 11" (1.90m x 0.89m)

Low level W/C, wash basin with tiled splashback, radiator, extractor fan, and tiled flooring.

Kitchen

9' 1" x 7' 7" (2.76m x 2.31m)

Window to front, matching wall and base units with worktop over, inset 1 ½ bowl sink unit with mixer tap over, double oven and gas hob with cooker hood over, tiled splashbacks and tiled flooring. Space for freestanding fridge / freezer and washing machine, with wall mounted gas combination boiler located within a wall cupboard.

Lounge / Diner

12' 2" x 11' 1" (3.70m x 3.39m)

Window to rear, two radiators, carpet flooring, with doors to under stairs storage cupboard and rear garden.

First Floor Landing

9' 3" x 3' 5" (2.83m x 1.05m)

Doors to both bedrooms, bathroom, and airing cupboard, with carpet flooring, radiator and loft hatch.

Bedroom 1

10' 8" x 12' 5" (3.25m x 3.78m)

Window to rear, built in double wardrobe, radiator, and carpet flooring.

Bedroom 2

10' 6" x 7' 9" (3.19m x 2.37m)

Window to front, radiator, and carpet flooring.

Bathroom

6' 1" x 6' 9" (1.85m x 2.06m)

Window to front, low level W/C, wash basin, bath with mixer tap and shower attachment, separate rainfall shower with mixer tap, glass shower screen, radiator, partial wall tiling and tiled flooring, extractor fan and shaving point.



FRONT GARDEN

Mainly laid to lawn with a selection of plant borders and pathway leading to the front door.

REAR GARDEN

The beautiful rear garden has been landscaped by the current owners offering a large patio area to the immediate rear, raised lawned area with wooden sleeper wall and steps, pebble borders, outside tap and gate to the side.

Parking

This property benefits from two allocated parking spaces which are conveniently located side by side at the front of the property.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,771.82 per annum for 2024/25. There is an annual service charge for maintaining the communal areas. The cost for this is £243.75 Per Annum.

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.

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