





## 32 Jasmine Close

Thetford, IP24 2XH

3-bedroom semi-detached house boasting a generous plot, kitchen / diner, a cosy lounge, and a delightful conservatory, this property offers the perfect blend of comfort and style. The convenience of gas heating ensures warmth all year round. With a garage and driveway for off-road parking, this home is a true gem within easy reach of town amenities. Don't miss out on this opportunity - call now to arrange a viewing!

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- SEMI-DETACHED
- GENEROUS PLOT
- CONSERVATORY
- GARAGE & DRIVEWAY
- KITCHEN / DINER
- LOUNGE
- FAMILY BATHROOM
- CLOSE TO TOWN & AMENITIES
- CALL NOW TO VIEW!

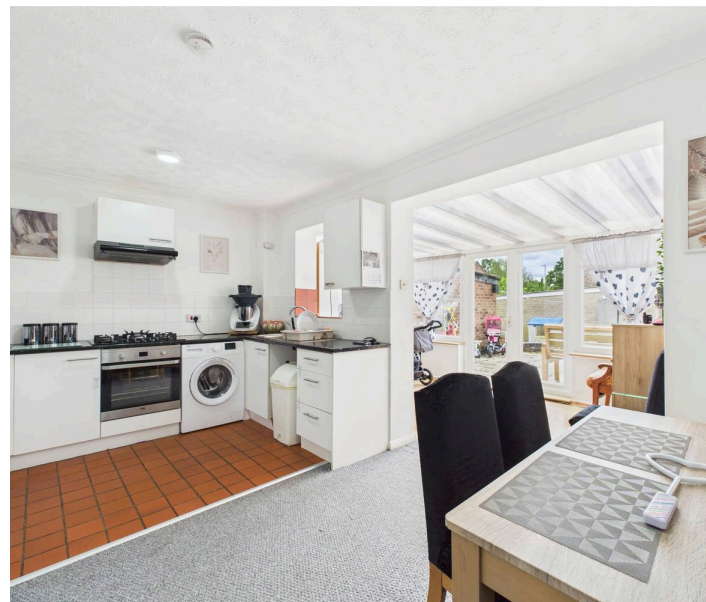
### Porch

5' 8" x 3' 5" (1.73m x 1.05m)

Window to side, with radiator, carpet flooring, and door to lounge.

### Lounge

Window to front, with radiator, carpet flooring, door to kitchen, and stairs to first floor landing.







### **Kitchen / Diner**

14' 10" x 9' 8" (4.52m x 2.94m)

Matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer, washing machine, and tumble dryer, with part carpet / part tiled flooring, radiator, and opening to conservatory.

### **Conservatory**

13' 11" x 7' 7" (4.23m x 2.30m)

Windows to both sides and rear, with wood effect flooring, and French doors to rear garden.

### **First Floor Landing**

3' 11" x 8' 11" (1.19m x 2.71m)

Doors to all bedrooms and family bathroom, with carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

8' 3" x 10' 7" (2.51m x 3.22m)

Window to front, built-in wardrobes and storage, with radiator, and carpet flooring.

### **Bedroom 2**

8' 2" x 9' 7" (2.50m x 2.91m)

Window to rear, built-in wardrobes and storage, with radiator, and carpet flooring.

### **Bedroom 3**

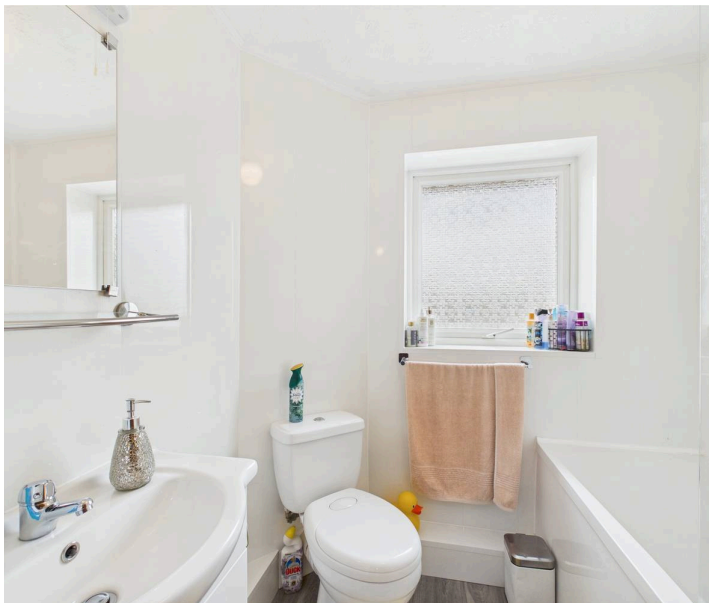
6' 5" x 7' 8" (1.95m x 2.34m)

Window to front, with radiator, and carpet flooring.

### **Bathroom**

6' 6" x 6' 8" (1.97m x 2.02m)

Frosted window to rear, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with wood effect vinyl flooring.





FRONT GARDEN

Mainly laid to lawn, with a large shingle driveway leading to the garage and side access gate to the rear garden, and brick weave pathway leading to the front door.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, and pathway leading to the side access gate to the front.

Garage

16' 10" x 8' 4" (5.14m x 2.53m)

Up and over door to front, with mains power and lighting connected.

Parking

The property benefits from a large shingle driveway to the front, providing ample off-road parking for multiple vehicles. Further on-street parking is available on a first come, first served basis.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26. The property is currently let with tenant in situ, for more information, please contact the office.

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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