



5 Clover Way

Thetford, IP24 1LQ

Nestled in a sought-after area, we are thrilled to present this stunning Mid-Terraced House, offering flexibility with THREE / FOUR BEDROOMS! The property boasts a spacious LOUNGE / DINER, a modern KITCHEN / BREAKFAST ROOM, and a versatile SEPARATE DINING ROOM / BEDROOM 4. With the convenience of being CLOSE TO SCHOOLS AND LEISURE CENTRE, plus EASY ACCESS TO THE A11, this home is perfect for families. Make sure to catch a glimpse of the lovely ENCLOSED REAR GARDEN and don't miss the opportunity to park hassle-free with the DRIVEWAY. Dial our number now to book your viewing!

Council Tax band: B

Tenure: Freehold

Porch

3' 0" x 5' 1" (0.92m x 1.55m)

Doors to dining room / bedroom 4, hallway and large storage cupboard and vinyl flooring.

Dining Room / Bedroom 4

15' 3" x 8' 2" (4.65m x 2.48m)

Window to front, radiator and carpet flooring.

Inner Hallway

8' 6" x 8' 6" (2.59m x 2.59m)

Doors to downstairs WC and lounge / diner, doorway to kitchen / breakfast room, radiator, vinyl flooring, window to front and stairs to first floor landing.





Downstairs WC

5' 3" x 2' 7" (1.60m x 0.78m)

Window to front, low-level WC with concealed system, vanity style wash basin with storage under, fully tiled walls and floor.

Lounge / Diner

21' 6" x 11' 4" (6.55m x 3.46m)

Windows to front and rear, two radiators, carpet flooring and beautiful fire surround with electric fire.

Kitchen / Breakfast Room

12' 11" x 9' 11" (3.94m x 3.03m)

Window to rear, wall and base units with worktop over, inset one and a half bowl sink unit with mixer tap over, matching up stand splashback and vinyl flooring. Built in twin ovens, five ring gas hob with cooker hood over, space for washing machine and upright fridge freezer, breakfast bar, under counter lighting and door to conservatory.

Conservatory

8' 1" x 11' 1" (2.46m x 3.37m)

Built on a brick base with windows to all sides, electric radiator, vinyl flooring and door to rear garden.

First Floor Landing

3' 0" x 9' 9" (0.92m x 2.96m)

Doors to all bedrooms, bathroom, and airing cupboard housing the gas boiler and hot water cylinder, radiator, carpet flooring and loft hatch.

Bedroom 1

10' 8" x 11' 3" (3.25m x 3.44m)

Window to rear, radiator and carpet flooring.

Bedroom 2

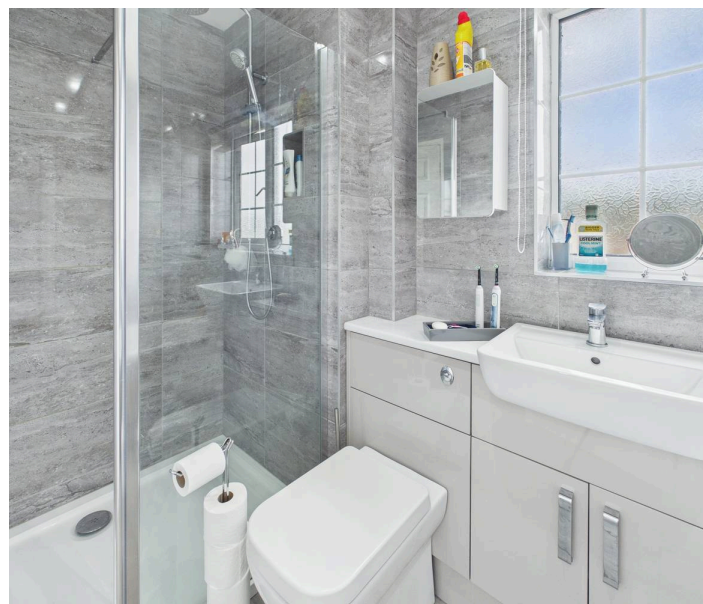
12' 9" x 9' 8" (3.88m x 2.94m)

Window to rear, radiator and carpet flooring.

Bedroom 3

10' 5" x 6' 9" (3.18m x 2.06m)

Window to front, radiator and carpet flooring.



Bathroom

4' 10" x 9' 3" (1.47m x 2.82m)

Window to front, bath with mixer tap and shower attachment over, separate double width shower cubicle with rainfall shower head over, built in wall storage, low-level WC with concealed system, vanity style wash basin with storage under, heated towel rail, extractor fan and fully tiled walls and floor.

Front Garden

The front garden offers an array of beautiful mature shrubs and plant borders with lawn area and pathway leading to the front door.

Rear Garden

The beautiful rear garden is mainly laid to lawn with two patio areas and a stunning array of mature shrubs and plant borders, outside tap and timber shed.

Driveway

The property offers off-road parking with driveway located to the front.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26.

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

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