



Lawsons
ESTATE AGENTS

3 Hudson Close, Thetford
Guide Price £400,000 – £425,000

3 Hudson Close

Thetford, IP24 3GB

Exceptional 5 double-bedroom detached house, situated on a private road and boasting ample space and modern amenities. The property features an en-suite in the principal bedroom, a family bathroom, a shower room, and a convenient additional W/C. The garage and driveway provide off-road parking options for residents with further parking available in opposite the property. With easy access to the A11, this home ensures seamless travel for its occupants. The landscaped and enclosed rear garden offers privacy and tranquillity, perfect for relaxation. Internally, this property benefits from gas heating with additional solar thermal hot water system, ensuring warmth and comfort during the colder months. The integrated appliances in the kitchen enhance convenience and functionality. The spacious lounge provides a welcoming atmosphere for family gatherings or entertaining guests. This property is truly a gem waiting to be explored. Don't miss out on this fantastic opportunity! Council Tax band: D Tenure: Freehold

- FIVE DOUBLE BEDROOMS
- SITUATED ON A PRIVATE ROAD WITH ONLY 4 OTHER PROPERTIES
- EN-SUITE TO PRINCIPAL BEDROOM
- FAMILY BATHROOM, SHOWER ROOM, AND W/C
- GARAGE & DRIVEWAY
- EASY ACCESS TO THE A11
- LANDSCAPED & ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING & SOLAR THERMAL SYSTEM
- INTEGRATED APPLIANCES
- CALL NOW TO VIEW!





Entrance Hallway

4' 8" x 16' 6" (1.41m x 5.03m)

Doors to ground floor W/C, kitchen / diner, lounge, and understairs storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.

W/C

3' 5" x 6' 2" (1.04m x 1.87m)

Frosted window to side, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and wood effect vinyl flooring.

Kitchen / Diner

11' 0" x 20' 7" (3.36m x 6.28m)

Dual aspect windows to front and side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, fridge / freezer, dishwasher, and washing machine, with radiator, tile effect vinyl flooring, spotlighting, and door to driveway and returning to the entrance hallway.

Lounge

19' 4" x 11' 11" (5.90m x 3.64m)

Windows to rear and side, with two radiators, wood effect Impervia flooring, and French doors to the rear garden.

First Floor Landing

3' 3" x 10' 0" (0.99m x 3.06m)

Window to side, doors to bedroom 1, bedroom 2, bedroom 5, family bathroom, and airing cupboard housing the hot water cylinder and solar hot water controls, with carpet flooring.

Bedroom 1

11' 0" x 10' 0" (3.35m x 3.05m)

Window to rear, built-in wardrobe / storage cupboard, with radiator, carpet flooring, and door to En-suite.



En-suite

6' 5" x 5' 10" (1.95m x 1.78m)

Frosted window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, wood effect vinyl flooring, and spotlighting.

Bedroom 2

12' 0" x 10' 5" (3.65m x 3.17m)

Window to front, door to storage cupboard, with radiator, and carpet flooring.

Bedroom 5

7' 10" x 11' 7" (2.38m x 3.53m)

Window to rear, with radiator, and carpet flooring.

Family Bathroom

6' 5" x 5' 10" (1.95m x 1.78m)

Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, wood effect vinyl flooring, and spotlighting.

Second Floor Landing

5' 10" x 3' 5" (1.78m x 1.05m)

Window to side, doors to bedroom 3, bedroom 4, and shower room, with radiator, and carpet flooring.

Bedroom 3

12' 10" x 12' 11" (3.92m x 3.94m)

Window to front, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 4

12' 10" x 11' 11" (3.90m x 3.63m)

Window to rear, with radiator, and carpet flooring.

Shower Room

6' 0" x 6' 8" (1.84m x 2.02m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with radiator, vinyl flooring, and spotlighting.



FRONT GARDEN

Mainly laid to decorative shingle, with pathway leading to the porch and front door, driveway leading to the garage, additional grassed and shrub area opposite with screen of Scots pines (providing additional parking for multiple vehicles), and side access gate to the rear garden.

REAR GARDEN

Landscaped, enclosed, and tiered, rear garden, mainly laid to low maintenance synthetic lawn, with patio area to the immediate rear of the property, with mature shrubs, and side access gate returning to the front of the property.

Garage

11' 6" x 18' 3" (3.50m x 5.57m)

One and a half size garage, perfect for additional storage, with electric up and over door to front, mains power and lighting connected, and single door to rear garden.

Parking

The property benefits from a driveway to the front of the garage, providing off-road parking. Furthermore, the property benefits from a grassed area opposite allowing for further parking for multiple vehicles.

Agents Note

This property falls under a D band for the local council tax and costs approximately £2,389.15 per annum for 2025/26. We have been advised by the vendors that the solar thermal hot water system has been serviced this year.

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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