



9 Sorrel Drive

Thetford, IP24 2YJ

Three bedroom end of terrace house nestled in a desirable location, offering ample space for a growing family or those seeking extra room for a home office. The property features a kitchen / diner perfect for hosting family meals, a cosy lounge to relax in, and convenient amenities such as a garage and driveway. With gas heating ensuring warmth throughout, this home also offers a shower room and a downstairs W/C for added convenience. Contact us now to secure your spot for a viewing!

Council Tax band: B Tenure: Freehold

- THREE BEDROOMS
- END OF TERRACE HOUSE
- KITCHEN / DINER
- CLOSE TO TOWN & AMENITIES
- GARAGE & DRIVEWAY
- GAS HEATING
- SPACIOUS LOUNGE
- EASY ACCESS TO THE A11
- SHOWER ROOM & DOWNSTAIRS W/C
- CALL NOW TO ARRANGE A VIEWING!

Porch

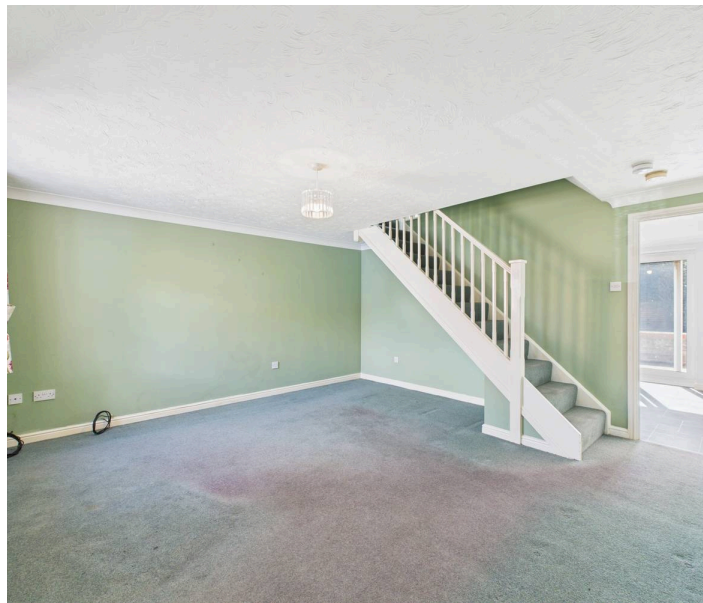
2' 11" x 5' 7" (0.88m x 1.71m)

Window to front, with radiator, carpet flooring, and doors to W/C, and lounge.

Downstairs W/C

2' 11" x 5' 7" (0.88m x 1.70m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and carpet flooring.





Lounge

14' 10" x 14' 2" (4.52m x 4.31m)

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

Kitchen / Diner

14' 10" x 9' 11" (4.51m x 3.01m)

Window to front, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated fridge / freezer, space for cooker with cooker hood over, and washing machine, with radiator, tile effect vinyl flooring, and patio door to rear garden.

First Floor Landing

4' 2" x 9' 1" (1.26m x 2.76m)

Doors to all bedrooms and family shower room, with radiator, and carpet flooring.

Bedroom 1

8' 1" x 10' 10" (2.46m x 3.29m)

Window to front, with radiator, and carpet flooring.

Bedroom 2

8' 2" x 9' 9" (2.48m x 2.98m)

Window to rear, door to storage cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 3

6' 5" x 7' 10" (1.95m x 2.40m)

Window to front, with radiator, and carpet flooring.

Shower Room

6' 5" x 6' 9" (1.95m x 2.07m)

Frosted window to rear, walk-in shower cubicle with electric shower over, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and wet room flooring.

Front Garden

Mainly laid to decorative shingle, with pathway leading to the front door, and driveway leading to the garage.



Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, brick built raised planters, plant bedding areas, and mature shrubs, with patio door to kitchen / diner, and single door to garage.

Garage

8' 4" x 16' 5" (2.55m x 5.00m)

Up and over door to front, with 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. 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 vendors have advised that the neighbouring property, to the right hand side, has submitted a planning application for the erection of a 6Ft fence along the boundary, 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.

Lawsons Estate Agents

34 King Street, Thetford, IP24 2AP

01842 755422 – sales@lawsonsestateagents.co.uk

www.lawsonsestateagents.co.uk

