



Lawsons
ESTATE AGENTS

14 Coltsfoot Way, Thetford
£325,000

14 Coltsfoot Way

Thetford, IP24 2WX

We are thrilled to present this stunning 4 Bedroom Detached House situated in the sought-after Cloverfield Development, offering convenient access to the A11 for easy commuting. This property boasts an impressive open plan kitchen/diner, perfect for entertaining guests or enjoying family meals. The addition of both an en-suite and a well-appointed bathroom ensures comfort and convenience for all residents. A conservatory provides a tranquil space to relax and unwind, while a garage and driveway offer ample parking for multiple vehicles. The accommodation features four generously sized bedrooms, including a downstairs cloakroom for added practicality. The enclosed rear garden, complete with enchanting forest views, adds a touch of tranquillity to this urban oasis. Don't miss out on the opportunity to make this exceptional property your new home - call now to arrange a viewing!

Council Tax band: TBD

Tenure: Freehold

Hallway

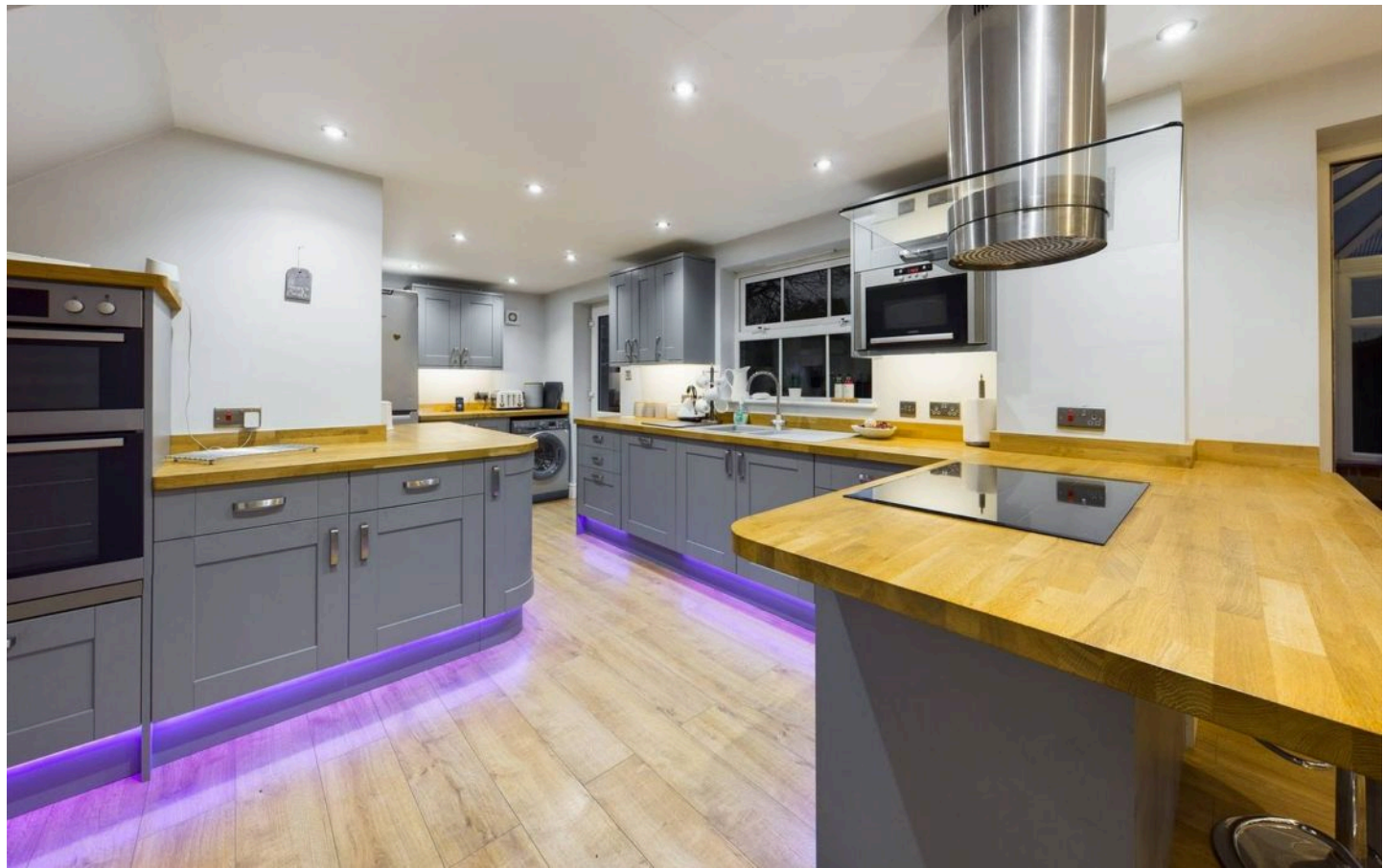
11' 9" x 2' 11" (3.57m x 0.90m)

Doors to downstairs cloakroom, lounge, and kitchen/diner. Radiator, carpet flooring and stairs to first floor landing.

Downstairs Cloakroom

4' 6" x 3' 2" (1.38m x 0.96m)

Window to front, low level WC, wash basin, tiled flooring, and radiator.





Lounge

16' 4" x 10' 2" (4.97m x 3.09m)

Window to front, radiator, carpet flooring, fire surround and double doors to kitchen/diner.

Kitchen / Diner

9' 9" x 25' 9" (2.96m x 7.84m)

Window to rear, beautifully fitted shaker style kitchen with matching wall and base units, solid oak worktop over, inset 1½ bowl sink unit with mixer tap over, matching upstand splashbacks and wood effect flooring, built-in double tower oven, five ring induction hob with cooker hood over, further built-in microwave and dishwasher. Space for fridge/freezer and washing machine. Under counter and kicker lighting. Breakfast bar, sliding patio doors to conservatory and door to rear garden.

Conservatory

10' 6" x 8' 6" (3.19m x 2.60m)

Built on a low-level brick base with windows to all sides, wood effect flooring, radiator, and French doors to rear garden.

First Floor Landing

2' 10" x 12' 6" (0.87m x 3.80m)

Doors to all bedrooms, bathroom and airing cupboard housing the gas combination boiler and carpet flooring.

Bedroom 1

11' 9" x 10' 1" (3.58m x 3.08m)

Window to front, radiator, carpet flooring, built-in wardrobes, and door to ensuite.

En-Suite

8' 8" x 3' 10" (2.65m x 1.17m)

Window to front, shower cubicle, low level WC, wash basin, fully tiled walls, vinyl flooring, heated towel rail, shaving point and extractor fan.

Bedroom 2

10' 0" x 8' 0" (3.06m x 2.45m)

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



Bedroom 3

8' 10" x 7' 11" (2.69m x 2.42m)

Window to front, radiator, carpet flooring, built-in wardrobe, and loft hatch.

Bedroom 4

8' 7" x 7' 11" (2.62m x 2.41m)

Window to rear, radiator and carpet flooring.

Bathroom

5' 7" x 6' 8" (1.69m x 2.03m)

Window to rear, bath with mixer tap and shower attachment over, low level WC, wash basin, part wall tiling, vinyl flooring, heated towel rail, shaving point and extractor fan.

Front Garden

Mainly laid to lawn with plant boarder's and pathway leading to the front door.

Rear Garden

The rear garden offers a large patio area to the immediate rear with flower beds to the side, further patio and shingle area with the rest being mainly laid to lawn. Beautiful forest views to the rear with timber shed and side gate access.

Driveway

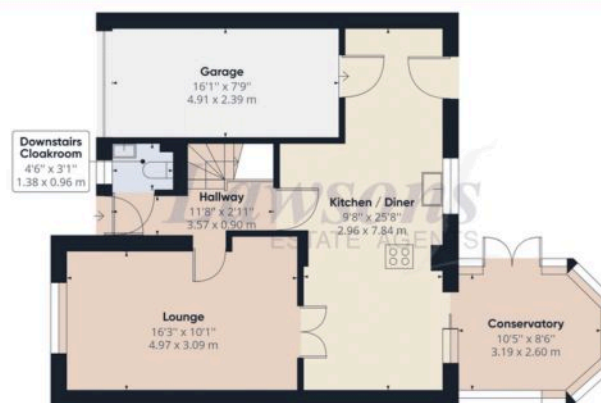
The property offers a brick-weave driveway providing off-road parking and leads to the single garage.

Garage

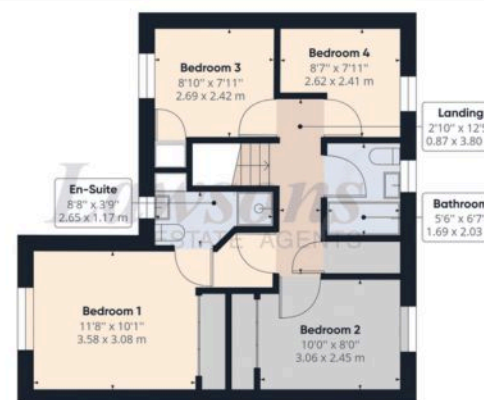
Up and over door to front, power and lights connected with single door to kitchen/diner.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,389.15 per annum for 2025/26. In accordance with the section 21 of the 1979 Estate Agents Act we must inform you that the owner of this property is a family member of an employee of Lawsons Estate Agents. The photos used are for marketing purpose only and was taken in February 2023, For more information, please contact the office.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1211.89 ft²
112.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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