



Lawsons
ESTATE AGENTS

30 Columbine Close, Thetford

In Excess of **£125,000**

30 Columbine Close

Thetford, IP24 2YF

1 bedroom terraced house in the sought-after Cloverfields development. The property boasts a lounge / diner, perfect for entertaining guests or relaxing after a long day, a kitchen, and family bathroom. Featuring gas heating, this home ensures cosy warmth during the cooler months. Situated close to town and amenities, convenience is at your doorstep. Additionally, allocated parking adds a practical touch to your every-day living. This chain-free property is a perfect opportunity for first-time buyers, investors, or those looking to downsize. Don't miss out on this fantastic chance to own a piece of Cloverfields' vibrant community. Call now to arrange a viewing and secure this lovely terraced house as your new home!

Council Tax band: A

Tenure: Freehold

- ONE BEDROOM
- TERRACED HOUSE
- GAS HEATING
- CLOSE TO TOWN & AMENITIES
- ALLOCATED PARKING
- LOUNGE / DINER
- POPULAR CLOVERFIELDS DEVELOPMENT
- KITCHEN
- FAMILY BATHROOM
- CALL NOW TO ARRANGE A VIEWING!





Hallway

8' 11" x 6' 2" (2.73m x 1.88m)

Doors to bathroom and storage cupboard, with radiator, carpet flooring, and stairs to lounge / diner.

Bathroom

5' 7" x 8' 3" (1.69m x 2.51m)

Frosted window to side, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap and tiled splashback over, with wall mounted gas fired boiler, heated towel rail, and wood effect vinyl flooring.

Lounge / Diner

14' 10" x 11' 3" (4.53m x 3.44m)

Windows to both sides, with radiator, carpet flooring, and doors to kitchen and bedroom.

Kitchen

6' 0" x 10' 4" (1.83m x 3.14m)

Window to side, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer, and washing machine, with radiator, and wood effect vinyl flooring.

Bedroom

8' 8" x 10' 4" (2.64m x 3.14m)

Window to side, built-in wardrobes, with radiator, carpet flooring, and access to loft via ceiling hatch.



GARDEN

The property benefits from a small side garden, mainly laid to shingle.

Allocated parking

The property benefits from an allocated parking space. Further on-street parking is available nearby on a first come, first served basis.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,592.77 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.

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