



20 Edith Cavell Close

Thetford, IP24 1TJ

Three-bedroom end-of-terrace house, perfectly positioned for easy access to the A11 and within close proximity to local schools and the leisure centre, making it an ideal choice for families and commuters alike. The property features a modern kitchen with integrated appliances, ensuring a seamless cooking experience, as well as gas heating for year-round comfort. The spacious accommodation comprises of three bedrooms and a contemporary family bathroom. Contact us today to arrange your viewing and secure this inviting home before it's gone.

Council Tax band: B

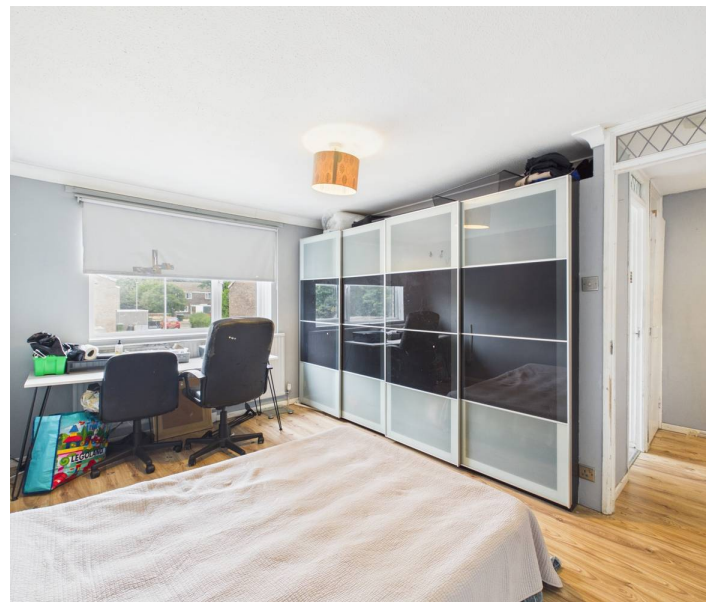
Tenure: Freehold

- THREE BEDROOMS
- END-OF-TERRACE HOUSE
- EASY ACCESS TO THE A11
- CLOSE TO SCHOOLS & LEISURE CENTRE
- RENEWED FRONT DOOR & WINDOWS
- CHAIN FREE
- INTEGRATED APPLIANCES
- SOLAR PANELS
- ENCLOSED REAR GARDEN
- CALL NOW TO ARRANGE A VIEWING!

Porch

5' 6" x 4' 5" (1.67m x 1.34m)

Wood effect flooring, with door to lounge / diner.





Lounge / Diner

13' 1" x 13' 11" (3.99m x 4.24m)

Built-in storage, with radiator, wood effect tiled flooring, spotlighting, and door to hallway.

Hallway

6' 2" x 3' 1" (1.87m x 0.95m)

Built-in storage, with wood effect tiled flooring, door to kitchen / breakfast room, and stairs to first floor landing.

Kitchen / Breakfast Room

13' 1" x 12' 3" (3.99m x 3.74m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, coffee machine, and dishwasher, space for fridge / freezer, washing machine, and tumble dryer, with radiator, tiled flooring, spotlighting, and doors to W/C, and rear garden.

W/C

4' 9" x 3' 3" (1.46m x 0.98m)

Low level W/C, wash basin with mixer tap over, partial wall tiling, with tiled flooring.

First Floor Landing

8' 8" x 6' 7" (2.65m x 2.01m)

Doors to all bedrooms, family bathroom, airing cupboard housing the gas fired boiler and hot water cylinder, and further storage cupboard, with wood effect flooring, and access to loft via ceiling hatch.

Bedroom 1

13' 1" x 10' 8" (3.98m x 3.24m)

Window to rear, built-in wardrobes / storage, with radiator, and wood effect flooring.

Bedroom 2

13' 1" x 9' 2" (3.99m x 2.79m)

Window to front, built-in wardrobes / storage, with radiator, and wood effect flooring.

Bedroom 3

8' 1" x 6' 9" (2.47m x 2.06m)

Window to front, with radiator, and wood effect flooring.



Bathroom

7' 7" x 4' 11" (2.32m x 1.50m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with full wall tiling, heated towel rail, spotlighting, and wood effect flooring.

Front Garden

Mainly laid to brick weave paving, with doors to porch and meter cupboard.

Rear Garden

Enclosed rear garden, mainly laid to brick weave paving, with synthetic lawn, outside tap, and side access gate.

Parking

The property benefits from on-street parking, with parking bays available on a first come first served basis. For more information, please contact the office.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,955.87 per annum for 2026/27.

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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