

Lawsons
ESTATE AGENTS

9 Thistle Close, Thetford

Guide Price **£140,000 - £150,000**

9 Thistle Close

Thetford, IP24 2YB

We are delighted to offer for sale this one bedroom terraced house, situated on the popular Cloverfields development and available chain free. The property features a lounge and dining area, a separate kitchen, and a bathroom, providing a practical layout for everyday living. The lounge / diner offers a versatile space for relaxing and enjoying meals, while the kitchen provides a dedicated area for preparing food. Upstairs, the bedroom and bathroom complete the accommodation. With local amenities close by and easy access to the A11, the location combines convenience with the appeal of an established residential development. This home is well suited to buyers seeking a manageable property with its own outdoor space and allocated parking. Call now to arrange a viewing.

Council Tax band: A

Tenure: Freehold

- ENCLOSED REAR GARDEN
- LOUNGE / DINER
- POPULAR CLOVERFIELDS DEVELOPMENT
- EASY ACCESS TO THE A11
- BATHROOM
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING
- KITCHEN
- CHAIN FREE
- CALL NOW TO ARRANGE A VIEWING!













Kitchen
7' 11" x 11' 7" (2.42m x 3.54m)
Window to side, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker with cooker hood over, fridge / freezer, and washing machine, with tiled flooring, and opening to lounge / diner.

Lounge / Diner
9' 11" x 11' 8" (3.01m x 3.55m)
Window to rear, with electric radiator, carpet flooring, door to rear garden, and stairs to first floor landing.

First Floor Landing
6' 11" x 3' 5" (2.12m x 1.05m)
Doors to bedroom and bathroom, with electric radiator, and carpet flooring.

Bedroom
10' 2" x 11' 7" (3.09m x 3.54m)
Window to rear, with electric radiator, carpet flooring, door to storage cupboard housing the hot water cylinder, and access to loft via ceiling hatch.

Bathroom
7' 7" x 5' 7" (2.31m x 1.69m)
Frosted window to side, bath with mixer tap and separate electric shower over, low level W/C, wash basin with mixer tap over, with wall mounted fan heater, and full wall and floor tiling.

FRONT GARDEN

Laid to decorative shingle, with pathway leading to the front door.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, flower bed borders, and space for a garden shed.

Allocated parking

The property benefits from an allocated parking space, providing off-street parking. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

Agents Note
This property falls under a band A for the local council tax and costs approximately £1,676.46 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.

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