



Lawsons
ESTATE AGENTS

31 Pine Close, Thetford
£189,995

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Thetford, IP24 3LA

Three bedroom end of terrace house, ideally situated for easy access to both the A11 and A134, making it a superb choice for commuters and families alike. Offered chain free, this inviting home features a well-proportioned lounge and a bright kitchen / diner, perfect for entertaining or enjoying family meals. The property boasts a family bathroom, complemented by gas heating throughout to ensure comfort in every season. With three bedrooms, this house provides ample space for growing families or those needing a home office. Don't miss the opportunity to secure this fantastic property - call now to arrange a viewing and take the next step toward making this house your new home.

Council Tax band: A

Tenure: Freehold

- THREE BEDROOMS
- END TERRACED HOUSE
- LOUNGE
- EASY ACCESS TO THE A11 AND A134
- ENCLOSED REAR GARDEN
- KITCHEN / DINER
- CHAIN FREE
- FAMILY BATHROOM
- GAS HEATING
- CALL NOW TO ARRANGE A VIEWING!





Porch

3' 3" x 8' 8" (0.98m x 2.64m)

Frosted windows to all sides, with tiled flooring, space for fridge / freezer, and door to kitchen / dining area.

Kitchen / Diner

18' 8" x 12' 3" (5.69m x 3.73m)

Frosted windows to porch, window to rear, matching wall and base units with worktop over, inset 1½ bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, space for undercounter fridge / freezer, with tiled splashbacks, radiator, understairs storage cupboard, spotlighting and tiled flooring in the kitchen, carpet flooring in the dining area, doors to lounge and rear garden, with stairs to first floor landing.

Lounge

18' 10" x 10' 11" (5.73m x 3.32m)

Window to front, feature gas fireplace with surround, radiator, carpet flooring, and patio door to rear.

First Floor Landing

3' 5" x 8' 2" (1.04m x 2.50m)

Doors to all bedrooms, bathroom, and storage cupboard, with carpet flooring, and access to loft via ceiling hatch.



Bedroom 1

11' 3" x 10' 9" (3.43m x 3.27m)

Window to front, built-in wardrobe / storage, radiator, and carpet flooring.

Bedroom 2

12' 4" x 9' 1" (3.75m x 2.78m)

Window to front, radiator, and carpet flooring.

Bedroom 3

7' 3" x 10' 11" (2.21m x 3.33m)

Window to rear, with radiator, carpet flooring, and door to airing cupboard housing the gas combination boiler.

Bathroom

6' 3" x 8' 11" (1.90m x 2.72m)

Frosted window to rear, bath with individual taps and separate mixer tap shower over, low level W/C, wash basin with individual taps over, with full wall tiling, radiator, and carpet flooring.

Front Garden

Mainly laid to patio slabs with hedged border, pathway to the front door, and side access gate to the rear garden.

Rear Garden

Mainly laid to lawn, with patio areas to three sides, workshop to the far, and side access gate to front.

On street

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 B 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.

Lawsons Estate Agents

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