

Lawsons
ESTATE AGENTS

14 Rosecroft Way, Thetford

Offers in Region of **£250,000**

14 Rosecroft Way

Thetford, IP24 2XB

Three bedroom detached house, offered with no onward chain and ideally positioned within the sought-after Cloverfields development. This well-maintained property boasts a spacious and versatile layout, featuring a bright living area, a dedicated dining room perfect for family meals or entertaining guests, and a well-appointed family bathroom. The kitchen is thoughtfully designed to offer ample workspace and storage. Each of the three bedrooms is generously sized, providing comfortable accommodation for families or those seeking extra space for a home office. Additional highlights include efficient gas heating throughout and convenient access to the A11, ensuring excellent connectivity for commuters. The property also benefits from a garage and driveway, providing secure parking and additional storage options. Situated close to local amenities, this home offers everything needed for modern family living. With its desirable location and practical features, this is a fantastic opportunity not to be missed. Call now to arrange a viewing and secure your chance to make this wonderful house your new home.

Council Tax band: C / Tenure: Freehold

Porch
5' 4" x 3' 0" (1.62m x 0.92m)
Frosted window to front, with tiled flooring, and door to lounge.

Lounge
14' 1" x 10' 10" (4.30m x 3.29m)
Window to front, feature gas fireplace, with radiator, carpet flooring, opening to dining room, and stairs to first floor landing.













Dining Room
8' 4" x 10' 11" (2.53m x 3.33m)
Window to rear, with radiator, carpet flooring, and door to kitchen.

Kitchen
8' 4" x 8' 4" (2.53m x 2.55m)
Window to rear, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, space for freestanding cooker, fridge / freezer, and washing machine, with radiator, wood effect vinyl flooring, and doors to storage cupboard and rear garden.

First Floor Landing
5' 11" x 11' 5" (1.80m x 3.47m)
Doors to all bedrooms and family bathroom, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
12' 6" x 10' 11" (3.80m x 3.33m)
Window to rear, with radiator, and carpet flooring.

Bedroom 2
7' 11" x 10' 10" (2.41m x 3.31m)
Window to front, with radiator, and carpet flooring.

Bedroom 3
8' 0" x 8' 4" (2.44m x 2.54m)
Window to front, with radiator, and carpet flooring.

Family Bathroom
8' 6" x 8' 5" (2.60m x 2.56m)
Frosted window to rear, bath with mixer tap over, separate shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, door to storage cupboard housing the hot water cylinder, partial wall tiling, with heated towel rail, carpet flooring, and spotlighting.

Front Garden

Mainly laid to a decorative shingle driveway, with shrubs, multiple trees, hedging to one side, side access gate to the rear garden, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to patio, with multiple trees, mature shrubs, pond, and side access gate to the front garden.

Garage
17' 5" x 8' 6" (5.30m x 2.58m)
Up and over door to front, with mains power and lighting connected.

Driveway

The property also benefits from a shingle driveway to the front, providing ample off-street parking.

Agents Note
This property falls under a band C for the local council tax and costs approximately £2,235.28 per annum for 2026/27.



Anti-Money Laundering Regulations
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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
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk



