



34 Hazel Covert

Thetford, IP24 2UH

Two-bedroom, move in ready, top floor apartment with excellent natural lighting, located within the highly sought-after Cloverfield Development, offering an exceptional opportunity for first-time buyers or those seeking a convenient lifestyle. This well-maintained flat boasts a spacious lounge and dining area, perfect for relaxing or entertaining, alongside a kitchen equipped with ample storage. Both bedrooms are generously sized, providing comfortable accommodation. Further benefitting from the added advantage of a private garage, ensuring secure and convenient parking. With easy access to the A11 making commuting straightforward. Situated close to a range of local amenities, shops, and services, this property truly combines comfort and practicality in an enviable location. Opportunities like this are rarely available for long, so early viewing is highly recommended - call now to secure your chance to make this fantastic apartment your new home.

Council Tax band: A

Tenure: Leasehold





Lounge / Diner

15' 3" x 9' 7" (4.66m x 2.91m)

Window to front overlooking communal parking area. Opening to Kitchen and Inner hallway, with electric radiator, and carpet flooring.

Kitchen

7' 10" x 9' 7" (2.40m x 2.91m)

Window to rear, fitted with matching wall and base units with worktop over, matching upstand splash back, inset 1.5 bowl sink unit with mixer tap over, built in electric oven and hob with cooker hood over, space for freestanding fridge / freezer and washing machine with tiled flooring and spotlighting.

Inner Hallway

6' 9" x 6' 0" (2.06m x 1.84m)

Doors to both bedrooms, bathroom and storage cupboard housing water tank, carpet flooring, opening to lounge / diner and access to loft via ceiling hatch.

Bedroom 1

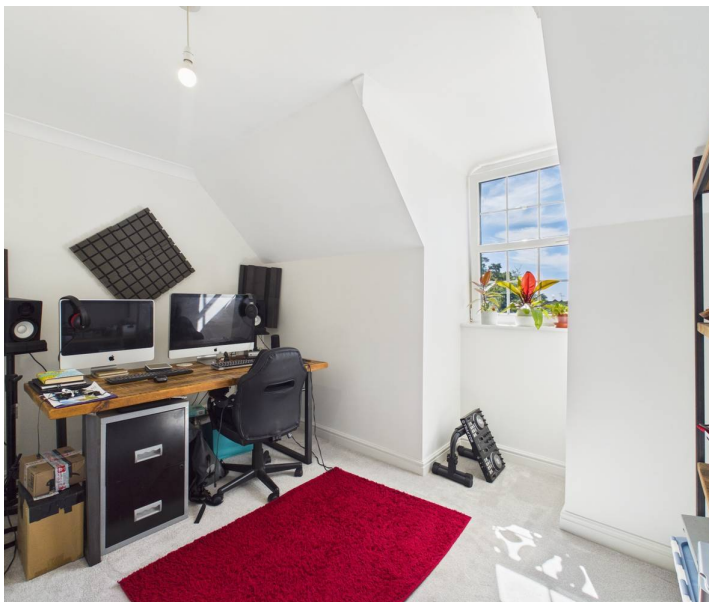
8' 4" x 12' 0" (2.54m x 3.65m)

Window to rear, built in wardrobes, electric radiator, and carpet flooring.

Bedroom 2

7' 2" x 11' 11" (2.19m x 3.62m)

Window to front, electric radiator, and carpet flooring.



Bathroom

6' 9" x 5' 7" (2.07m x 1.71m)

Bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, electric wall-mounted fan heater, partial wall tiling, vinyl flooring and spotlighting.

Communal Garden

Pathway leading to front, with secure communal door to block, stairs leading to the apartment. Fenced in bin store to front, communal grounds surround the property and are mainly laid to lawn.

Garage

8' 6" x 17' 1" (2.59m x 5.21m)

Single garage with up and over door to front, mains power and lighting.

Driveway

The property offers a single driveway providing off road parking for 1 car and leads to the single garage.

Leasehold Information

We are advised that the ground rent and service charges are currently £660.00 per annum and the Lease was 125 Years from new and currently has 102 Years remaining. 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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