



Lawsons
ESTATE AGENTS

12 Coney Close, Thetford
£350,000

12 Coney Close

Thetford, IP24 3PE

Four bedroom detached house, ideally positioned for easy access to the A11 and offering exceptional family living in a sought-after location.

Council Tax band: E / Tenure: Freehold

Entrance Hallway

13' 4" x 3' 8" (4.07m x 1.11m)

Frosted window to front, doors to kitchen, dining room, lounge, study, W/C, and understairs storage cupboard, with radiator, tiled flooring, and stairs to first floor landing.

Kitchen

14' 10" x 13' 3" (4.52m x 4.05m)

Matching wall and base units with worktop over, inset 1 bowl sink unit with individual taps over, tiled splashbacks, wall mounted gas fired boiler, integrated electric oven, gas hob with cooker hood over, and coffee machine, space for freestanding fridge / freezer, washing machine, and dishwasher, with radiator, tiled flooring, and opening to conservatory.

Conservatory

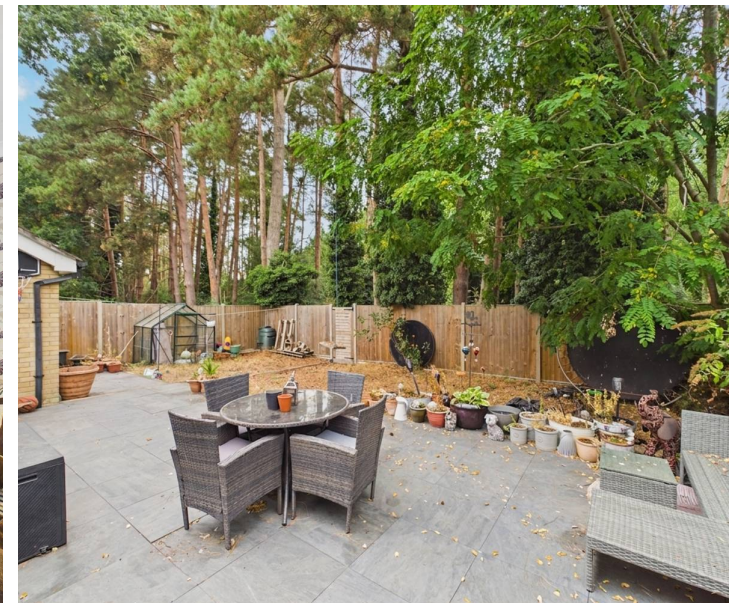
12' 1" x 14' 8" (3.68m x 4.48m)

Windows to all aspects, low level wall surround, two sets of French door to rear garden, with radiator, and wood effect flooring.

Dining Room

14' 10" x 11' 7" (4.51m x 3.54m)

Window to conservatory, with radiator, and carpet flooring.





Lounge

16' 8" x 12' 2" (5.07m x 3.71m)

Bay window to front, feature electric fireplace with surround, with two radiators, and carpet flooring.

Study

6' 2" x 8' 6" (1.87m x 2.58m)

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

W/c

6' 8" x 3' 2" (2.03m x 0.97m)

Frosted window to rear, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and tiled flooring.

First Floor Landing

14' 2" x 8' 4" (4.31m x 2.55m)

Window to front, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

13' 10" x 11' 7" (4.21m x 3.54m)

Window to rear, with radiator, carpet flooring, and opening to dressing area.

Dressing Area

4' 6" x 6' 5" (1.37m x 1.96m)

Door to en-suite shower room, with built-in wardrobes, heated towel rail, and carpet flooring.

En-suite

7' 2" x 4' 7" (2.18m x 1.40m)

Frosted window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with partial wall tiling, radiator, tile effect vinyl flooring, and spotlighting.

Bedroom 2

10' 6" x 12' 1" (3.19m x 3.69m)

Window to front, with radiator, and carpet flooring.



Bedroom 3

10' 4" x 10' 7" (3.16m x 3.23m)
Window to rear, with radiator, and carpet flooring.

Bedroom 4

10' 7" x 8' 9" (3.23m x 2.66m)
Window to front, with radiator, and carpet flooring.

Family Bathroom

6' 11" x 6' 3" (2.11m x 1.91m)
Frosted window to rear, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, radiator, tiled flooring, and spotlighting.

Front Garden

Mainly laid to decorative shingle, with mature shrubs, pathway leading to the front door, and driveway leading to the double garage.

Rear Garden

Enclosed rear garden, mainly laid to lawn, spacious patio area to the immediate rear of the property, multiple trees, with single door to the double garage, and rear access gate to woodland area.

Double Garage

18' 5" x 16' 4" (5.61m x 4.97m)
Two up and over doors to front, with pains power and lighting connected, and single door to rear garden. The current vendors have added a partition, which can easily be removed.

Driveway

The property also benefits from a driveway leading to the double garage providing ample off-street parking for multiple vehicles.

Agents Note

This property falls under a band E for the local council tax and costs approximately £3,073.51 per annum for 2026/27. There is an annual service charge for maintaining the communal areas. The cost for this is approximately £400.00 Per Annum.



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		