



Lawsons
ESTATE AGENTS

16 Primrose Close, Thetford

Guide Price £220,000 – £230,000

16 Primrose Close

Thetford, IP24 2XD

Three bedroom End Of Terrace House located in the sought-after Cloverfield Development. This house boasts a cosy lounge, a kitchen / diner, and a beautiful conservatory that floods with natural light. Situated conveniently near the A11, commuting is made easy, and with close proximity to town and amenities, daily errands are a breeze. The property is equipped with gas central heating, ensuring warmth and comfort throughout the seasons. Additionally, the garage en-block provides secure parking or extra storage space, catering to practical needs. Don't miss this opportunity to make this house your home - call now to arrange a viewing and secure this gem in Cloverfield!

Council Tax band: B

Tenure: Freehold

Porch

3' 10" x 5' 7" (1.17m x 1.69m)

Windows to front and sides, low level wall surround, with vinyl flooring, and door to hallway.

Hallway

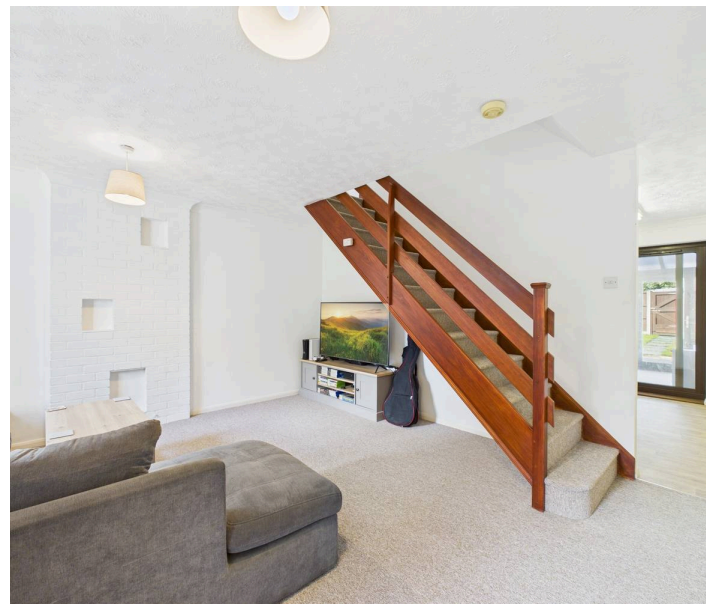
3' 0" x 4' 11" (0.91m x 1.51m)

Carpet flooring, and opening to lounge.

Lounge

14' 0" x 14' 10" (4.26m x 4.53m)

Window to front, with radiator, carpet flooring, opening to kitchen / diner, and stairs to first floor landing.





Kitchen / Diner

9' 7" x 14' 10" (2.92m x 4.53m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for American style fridge / freezer and washing machine, a new wall mounted gas fired boiler fitted in summer 2025 with a 7 year warranty*, with radiator, wood effect vinyl flooring, and patio door to conservatory.

Conservatory

9' 4" x 8' 8" (2.84m x 2.65m)

Windows to all sides, low level wall surround, with wood effect vinyl flooring, and door to rear garden.

First Floor Landing

8' 9" x 4' 1" (2.67m x 1.24m)

Doors to all bedrooms and shower room, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

12' 6" x 8' 3" (3.80m x 2.51m)

Window to front, with radiator, and carpet flooring.

Bedroom 2

11' 3" x 8' 3" (3.42m x 2.51m)

Window to rear, with radiator, and carpet flooring.

Bedroom 3

7' 10" x 6' 6" (2.40m x 1.98m)

Window to front, with radiator, and carpet flooring.

Shower Room

6' 8" x 6' 6" (2.04m x 1.98m)

Frosted window to rear, shower cubicle with mixer tap shower over, low level W/C, wash basin with individual taps over, with heated towel rail, wood effect vinyl flooring, and door to airing cupboard housing the hot water cylinder.

Garage En-Block

8' 8" x 16' 5" (2.63m x 5.00m)

The property benefits from a garage En-block located to the rear of the property, with an up and over door to front, and addition land to the side, for more information, please contact the office.



FRONT GARDEN

Mainly laid to shingle, with mature shrubs, and a brick weave driveway.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with space for a garden shed, and pathway leading to the rear access gate.

Parking

This property benefits from brick weave driveway to the front of the property providing off-road parking. The property also benefits from a garage en-block located to the rear of the property, with an up and over door to front, with additional allocated parking to the front of the garage, which includes additional land to the side. Further on street parking available on a first come first served basis.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26. *The vendors have advised that the boiler was recently replaced in 2025, with a 7 year warranty included, for more information, please contact the office.

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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