



11 Ramsey Close

Thetford, IP24 2LS

Three-bedroom semi-detached house, ideally situated **in a cul-de-sac** with easy access to the A11 and within close proximity to local schools. The property has been thoughtfully designed for comfortable family living, featuring a spacious lounge and dining room with attractive **oakwood flooring**, creating an ideal space for both everyday life and entertaining. The principal bedroom benefits from a stylish en-suite, while gas central heating throughout ensures year-round comfort. A garage and driveway provide ample off-road parking, a sought-after feature for busy households. Early viewing is highly recommended to avoid missing out. Call now to arrange your visit.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- GAS HEATING
- DINING ROOM
- CLOSE TO SCHOOLS
- GARAGE & DRIVEWAY
- EASY ACCESS TO THE A11
- EN-SUITE TO PRINCIPAL BEDROOM
- ENCLOSED REAR GARDEN
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

6' 3" x 5' 10" (1.91m x 1.77m)

Doors to kitchen and W/C, opening to lounge, with tiled flooring, and stairs to first floor landing.

Kitchen

12' 2" x 8' 6" (3.70m x 2.59m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer, dishwasher, and washing machine, with radiator, and tiled flooring.

Dining Room

12' 0" x 14' 6" (3.66m x 4.43m)

Window to side, with radiator, natural oak wood flooring, and two openings to lounge.

Lounge

11' 4" x 13' 11" (3.46m x 4.23m)

Window to rear, with radiator, natural oak wood flooring, and French doors to the rear garden.

Bathroom

5' 7" x 5' 9" (1.71m x 1.76m)

Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with full wall tiling, heated towel rail, and tiled flooring.

First Floor Landing

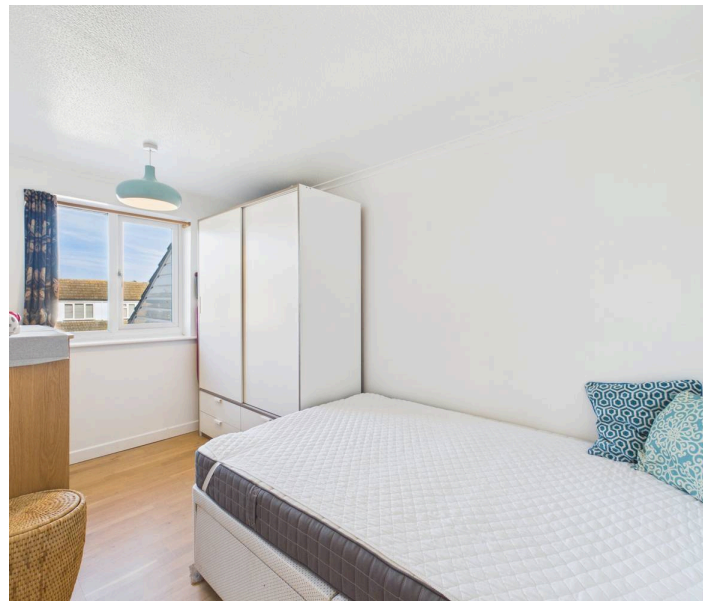
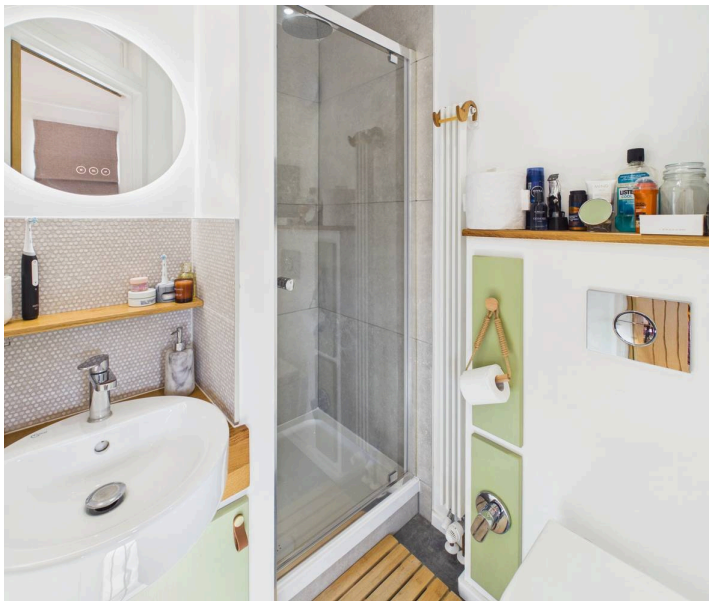
5' 9" x 5' 1" (1.74m x 1.56m)

Doors to all bedrooms, with natural oak engineered flooring, and access to loft via ceiling hatch.

Bedroom 1

9' 1" x 12' 9" (2.77m x 3.88m)

Window to front, built-in wardrobes / storage, with radiator, natural oak engineered flooring, and door to en-suite.



En-Suite

6' 0" x 2' 7" (1.83m x 0.79m)

Tiled Shower cubical with mixer tap shower, low level W/C with built in bidet, wash basin with mixer tap over, with upright radiator, extractor fan and LVT flooring.

Bedroom 2

12' 4" x 7' 2" (3.76m x 2.18m)

Window to rear, built-in storage, with radiator, and natural oak engineered flooring.

Bedroom 3

9' 4" x 7' 2" (2.84m x 2.19m)

Window to rear, with radiator, and natural oak engineered flooring.

Front Garden

Mainly laid to lawn, with multiple shrubs, driveway leading to the garage, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with raised flowerbeds, patio area to the immediate rear of the property, and single door to garage.

Garage

25' 3" x 8' 7" (7.70m x 2.61m)

Electric roller door to the front with remote control, window to the rear, mains power and lighting connected, and a personal door leading to the rear garden. This larger-than-average garage benefits from partial insulation, making it ideal for use as a workshop, hobby space, or additional storage.

Driveway

The property also benefits from a driveway leading to the oversized garage, providing off-street parking.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,955.87 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
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

