



Lawsons
ESTATE AGENTS

6 Thistle Close, Thetford
Guide Price £170,000 - £180,000

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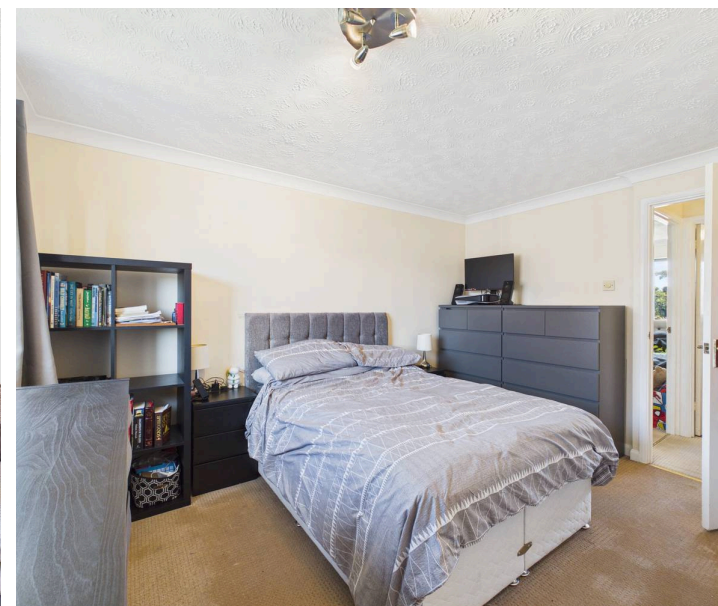
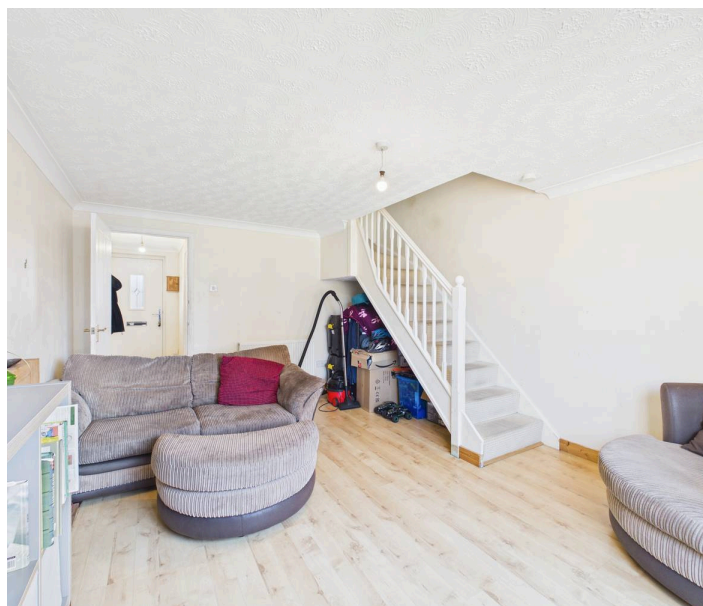
Thetford, IP24 2YB

Two-bedroom mid-terraced house, ideally positioned for easy access to the A11 and perfect for first-time buyers seeking comfort and convenience. The property features a lounge and dining area, creating a welcoming atmosphere for both relaxing and entertaining. The kitchen is equipped with ample storage and workspace, while the family bathroom provides practicality. Both bedrooms provide comfortable accommodation for individuals, couples, or a small family. Call now to arrange your viewing and secure this lovely home before it is gone.

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMS
- MID-TERRACED HOUSE
- POPULAR DEVELOPMENT
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- EASY ACCESS TO THE A11
- LOUNGE / DINER
- ALLOCATED PARKING
- IDEAL FIRST-TIME BUY
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

8' 7" x 3' 8" (2.61m x 1.13m)

Door to lounge / diner, with radiator, tiled flooring, and opening to kitchen.

Kitchen

8' 7" x 7' 11" (2.62m x 2.42m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer, and washing machine, with tiled flooring.

Lounge / Diner

15' 6" x 11' 11" (4.72m x 3.62m)

Window to rear, feature electric fireplace with surround, with radiator, wood effect flooring, and stairs to first floor landing.

First Floor Landing

3' 0" x 3' 1" (0.91m x 0.94m)

Doors to both bedrooms and family bathroom, with carpet flooring.

Bedroom 1

12' 7" x 9' 11" (3.84m x 3.03m)

Window to rear, built-in wardrobes / storage, with radiator, and carpet flooring.

Bedroom 2

11' 6" x 5' 10" (3.50m x 1.77m)

Window to front, with radiator, carpet flooring, and access to loft via ceiling hatch.

Family Bathroom

8' 6" x 5' 10" (2.59m x 1.79m)

Frosted window to front, bath with individual taps and separate electric shower over, low level W/C, wash basin with individual taps over, with full wall tiling, heated towel rail, tiled flooring, and door to airing cupboard housing the hot water cylinder.



FRONT GARDEN

Mainly laid to decorative shingle and paving slabs, with pathway leading to the front door.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with decking area to the immediate rear of the property, and rear access gate.

Parking

The property benefits from allocated parking, providing off-road parking. Further on-street parking is available nearby on a first come, first served basis. 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 Lawsons 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

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

546 ft²

50.8 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

