



Lawsons
ESTATE AGENTS

5 Amelia Opie Way, Thetford

Guide Price £190,000 – £200,000

5 Amelia Opie Way

Thetford, IP24 1TS

We are delighted to present this spacious three bedroom mid-terraced house, ideally situated with easy access to the A11 and offered to the market chain free. The property has been thoughtfully maintained and features a modern kitchen equipped with quality appliances, a bright and airy lounge/diner perfect for entertaining, and both a family bathroom and a convenient downstairs W/C. Gas heating ensures comfort throughout, making this an ideal choice for families or professionals seeking a well-appointed home in a sought-after location.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- GAS HEATING
- FAMILY BATHROOM & DOWNSTAIRS W/C
- LOUNGE / DINER
- MID-TERRACED HOUSE
- EASY ACCESS TO THE A11
- ENCLOSED REAR GARDENS
- MODERN KITCHEN
- CHAIN FREE
- CALL NOW TO VIEW!





Hallway

8' 9" x 4' 11" (2.67m x 1.49m)

Doors to downstairs WC, lounge / diner & kitchen / breakfast room, stairs to first floor landing, under stairs storage, radiator and vinyl flooring.

Downstairs WC

5' 7" x 3' 0" (1.70m x 0.91m)

Window to front, low level WC, wash basin, and vinyl flooring.

Lounge / Diner

21' 5" x 10' 2" (6.53m x 3.11m)

Window to front, two radiators, carpet flooring and French doors to the rear garden.

Kitchen / Breakfast Room

12' 6" x 9' 9" (3.82m x 2.96m)

Window to rear, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and vinyl flooring. Built in single oven, gas hob with cooker hood over, space for washing machine, dishwasher, tumble dryer and fridge freezer, breakfast bar, radiator and door to rear garden.

First Floor Landing

3' 1" x 8' 8" (0.95m x 2.65m)

Doors to all bedrooms, bathroom, and storage cupboard housing the gas combination boiler, loft hatch and carpet flooring.

Bedroom 1

12' 6" x 10' 0" (3.82m x 3.04m)

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

Bedroom 2

11' 5" x 11' 2" (3.49m x 3.40m)

Window to rear, radiator and carpet flooring.

Bedroom 3

10' 2" x 6' 11" (3.10m x 2.10m)

Window to front, radiator and carpet flooring.



Bathroom

5' 7" x 6' 3" (1.69m x 1.91m)
Window to front, bath with electric shower over, low-level WC, wash basin, part wall tiling, vinyl flooring and extractor fan.

Front Garden

The front garden is mainly laid to lawn with a selection of plant borders and pathway leading to the front door.

Rear Garden

The mature rear garden features an abundance of established shrubs and planted borders, two timber sheds, a decorative seating area, slate-edged sections, and a rear access gate.

On street

The property has on road parking with parking bays available on a first come first serve basis.

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.

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