



Lawsons
ESTATE AGENTS

10 Celandine Close, Thetford
£240,000

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Thetford, IP24 2YY

We are delighted to present this beautifully maintained three-bedroom end terraced house, ideally situated within a sought-after modern development with easy access to the A11. The property has been thoughtfully updated to a high standard, featuring a contemporary kitchen with integrated appliances and a stylish family bathroom. A versatile playroom or study offers flexible living options, while the downstairs WC adds convenience for busy households. The principal bedroom benefits from a dedicated dressing room (formerly an en-suite), providing a touch of luxury.

Outside, the property boasts an enclosed rear garden, perfect for relaxing or entertaining family and friends in a private setting. Additional highlights include a garage for secure storage, and a driveway offering off-road parking.

Council Tax band: B

Tenure: Freehold

Hallway

3' 3" x 12' 1" (0.98m x 3.69m)

Doors to downstairs WC, lounge and downstairs storage cupboard, doorway to kitchen/diner, tiled flooring, radiator and stairs to first floor landing.

Downstairs WC

2' 6" x 5' 9" (0.75m x 1.76m)

Low level WC, wash basin, tiled flooring and radiator.





Kitchen / Diner

8' 10" x 12' 0" (2.69m x 3.67m)

Window to front, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, panel splashbacks and laminate flooring. Built in single oven, gas hob with cooker hood over, space for dishwasher and fridge freezer and radiator.

Lounge

14' 10" x 12' 1" (4.53m x 3.68m)

Sliding patio doors to the rear garden, radiator, carpet flooring and door to playroom / study.

Playroom / Study

7' 9" x 9' 3" (2.36m x 2.81m)

Laminate flooring, radiator and doors to the rear garden and garage / storage.

First Floor Landing

5' 10" x 3' 8" (1.78m x 1.12m)

Doors to all bedrooms and bathroom, and carpet flooring.

Bedroom 1

9' 3" x 10' 10" (2.83m x 3.30m)

Window to front, radiator, carpet flooring, built in double wardrobe and opening to dressing room.

Dressing Room

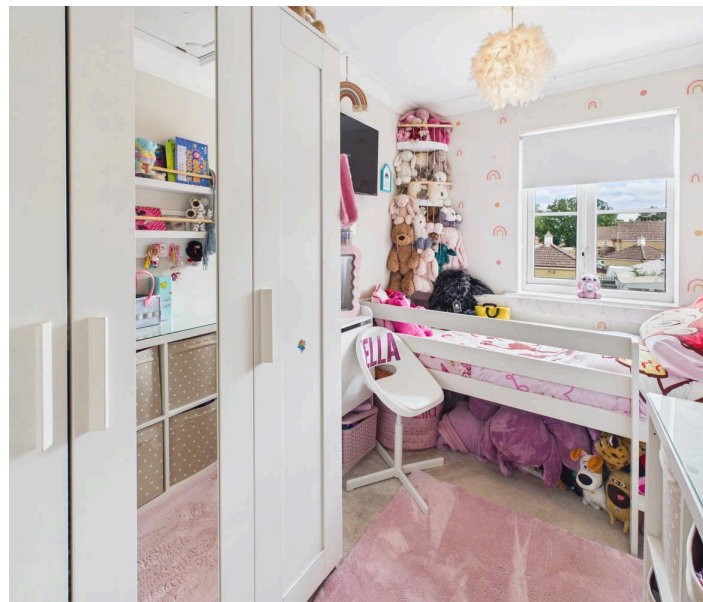
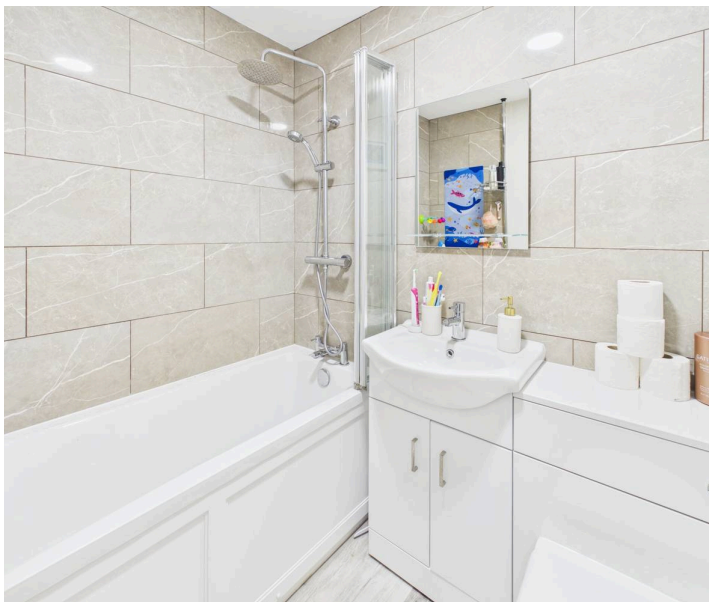
5' 5" x 5' 10" (1.64m x 1.77m)

Window to front, radiator, carpet flooring and door to airing cupboard. Please note: This room was previously configured as an en-suite. The current vendors have advised that the original plumbing remains in place, offering the potential for a purchaser to easily reinstate the space as an en-suite facility if desired.

Bedroom 2

6' 1" x 9' 5" (1.86m x 2.87m)

Window to rear, radiator and carpet flooring.



Bedroom 3

8' 8" x 6' 7" (2.63m x 2.00m)

Window to rear, radiator and carpet flooring.

Bathroom

5' 8" x 6' 3" (1.73m x 1.91m)

Bath with mixer tap and seperate shower over, folding glass shower screen, low level WC with concealed cistern, vanity style wash basin with storage under, part wall tiling, laminate flooring, heated towel rail, shaving point and extractor fan.

Front Garden

The front garden is mainly laid to decorative shingle offering additional off road parking with pathway leading to the front door.

Rear Garden

The rear garden is predominantly laid to lawn, featuring a spacious patio area immediately to the rear of the property. To the back of the garden, there is an additional bark-covered section, providing an excellent and safe play area for children.

Garage

Up-and-over door to the front, with power and lighting connected. The space also benefits from plumbing for a washing machine and additional utilities. The current owners have converted a substantial portion of the garage into a useful playroom/study. As a result, the remaining garage space is no longer suitable for parking a vehicle and is currently utilised for storage only.

Driveway

The property offers a large brickweave driveway with additional parking available on the shingle.

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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