



**Lawsons**  
ESTATE AGENTS

25 Primrose Close, Thetford  
£220,000

## 25 Primrose Close

Thetford, IP24 2XD

Three-bedroom semi-detached house, perfectly situated within a popular development close to local amenities. The property has been thoughtfully maintained and features a spacious lounge and dining area, ideal for both relaxing evenings and entertaining guests. The kitchen offers ample storage and workspace to inspire any home chef. Upstairs, you will find three bedrooms and a contemporary family bathroom, designed with comfort and functionality in mind. Additional benefits include gas heating, ensuring warmth and efficiency throughout the year, as well as a garage and dedicated parking for added convenience. This property offers an excellent opportunity for families or professionals seeking a stylish and practical home in a sought-after location. Viewing is highly recommended - call now to arrange your appointment and avoid missing out on this fantastic opportunity.

Council Tax band: B

Tenure: Freehold

### Porch

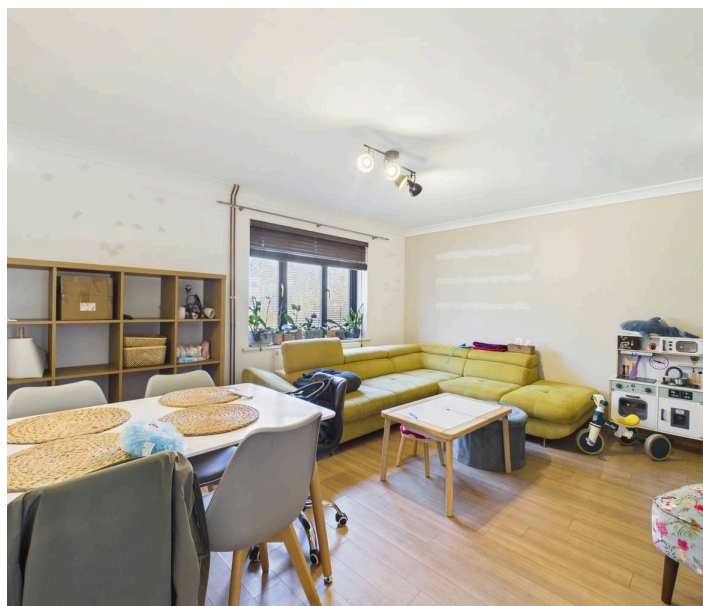
5' 8" x 3' 4" (1.72m x 1.01m)

Window to front, with wood effect flooring, and door to lounge.

### Lounge / Diner

14' 0" x 14' 11" (4.26m x 4.54m)

Window to front, with radiator, wood effect flooring, opening to kitchen, and stairs to first floor landing.





### **Kitchen**

9' 7" x 15' 0" (2.92m x 4.58m)

Window to rear, 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 fridge / freezer and washing machine, with radiator, tiled flooring, and patio door to the rear garden.

### **First Floor Landing**

8' 9" x 4' 2" (2.67m x 1.27m)

Doors to all bedrooms and family bathroom, with wood effect flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

10' 9" x 8' 3" (3.28m x 2.51m)

Window to front, with built-in wardrobes, radiator, and wood effect flooring.

### **Bedroom 2**

9' 1" x 8' 2" (2.76m x 2.50m)

Window to rear, with built-in wardrobes, radiator, and wood effect flooring.

### **Bedroom 3**

7' 11" x 6' 4" (2.41m x 1.94m)

Window to front, with radiator, and wood effect flooring.

### **Family Bathroom**

6' 6" x 6' 6" (1.97m x 1.99m)

Frosted window to rear, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall tiling, heated towel rail, wood effect flooring, spotlighting, and door to airing cupboard housing the gas fired boiler.



### Front Garden

Mainly laid to lawn, with mature shrubs, and pathway leading to the front door and side access gate to the rear.

### Rear Garden

Enclosed rear garden, comprised of a patio area, section laid to lawn, and further area laid to woodchip, with gates leading to the front and rear.

### Garage

The property benefits from a single garage, with barn style doors, and mains power and lighting connected.

### Driveway

The property benefits from a shingle driveway leading to the single garage providing off-road 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. Please note that the property is currently tenanted, with the tenant in situ expected to vacate in June 2026. 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.

Lawsons Estate Agents

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