



Lawsons
ESTATE AGENTS

15 Eppingham Close, Thetford
£260,000

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Thetford, IP24 2TL

Three bedroom semi-detached house, ideally situated in a highly desirable location with easy access to the A11. The property features a spacious lounge, a dedicated dining area, complemented by a family bathroom and a convenient downstairs W/C. Additional highlights include a garage and driveway, providing off-street parking and valuable extra storage space. This property combines comfort, functionality, and an enviable location, making it an exceptional opportunity for those seeking a new home. Call now to arrange your appointment and avoid missing out on this superb property.

Council Tax band: B

Tenure: Freehold

Entrance Hallway

9' 6" x 2' 9" (2.90m x 0.85m)

Doors to lounge, W/C, and understairs storage cupboard, with radiator, tiled flooring, and opening to dining area.

w/c

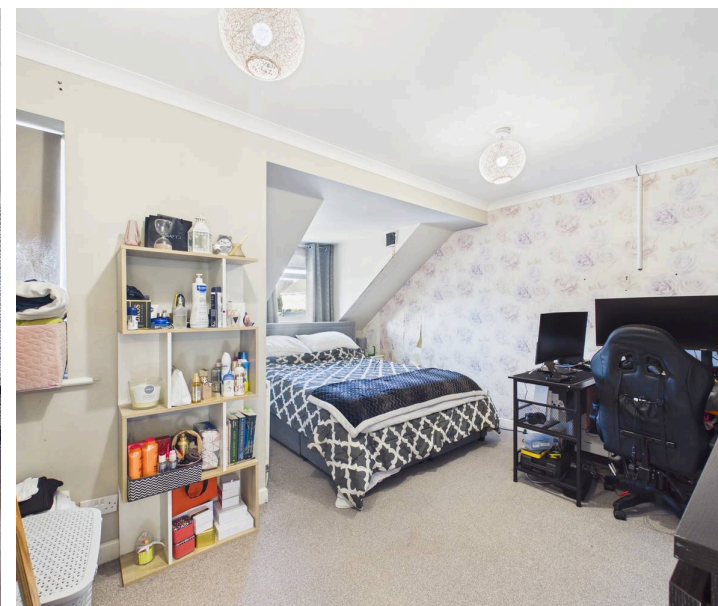
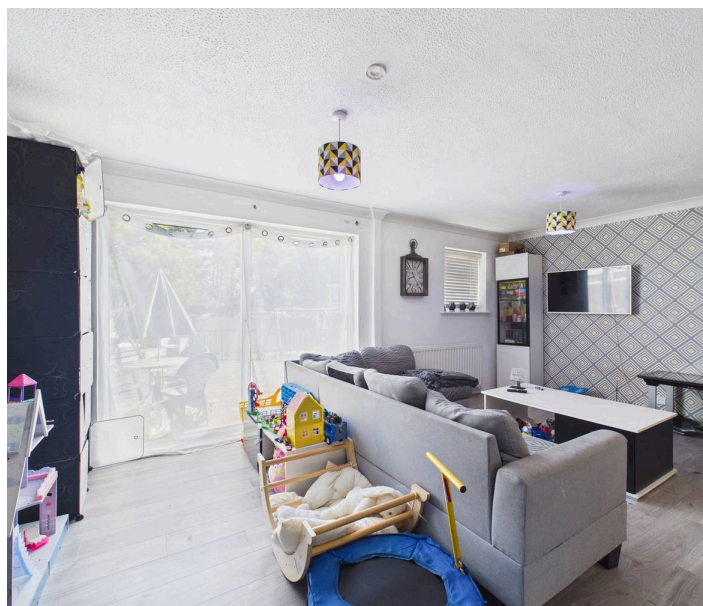
4' 2" x 2' 11" (1.26m x 0.89m)

Frosted window to side, low level W/C, wash basin with mixer tap over, with tiled flooring.

Dining Area

9' 6" x 8' 1" (2.89m x 2.47m)

Window to side, with radiator, tiled flooring, door to understairs storage cupboard, and opening to kitchen.





Kitchen

9' 4" x 10' 7" (2.85m x 3.22m)

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

Lounge

18' 5" x 13' 3" (5.61m x 4.04m)

Window to rear, with radiator, wood effect flooring, patio door to the rear garden, and stairs to first floor landing.

First Floor Landing

2' 6" x 7' 9" (0.77m x 2.36m)

Doors to all bedrooms, family bathroom, and storage cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

8' 3" x 15' 3" (2.51m x 4.65m)

Two windows to front, with two radiators, and carpet flooring.

Bedroom 2

9' 10" x 11' 1" (2.99m x 3.39m)

Window to rear, opening to built-in wardrobe, with radiator, and carpet flooring.

Bedroom 3

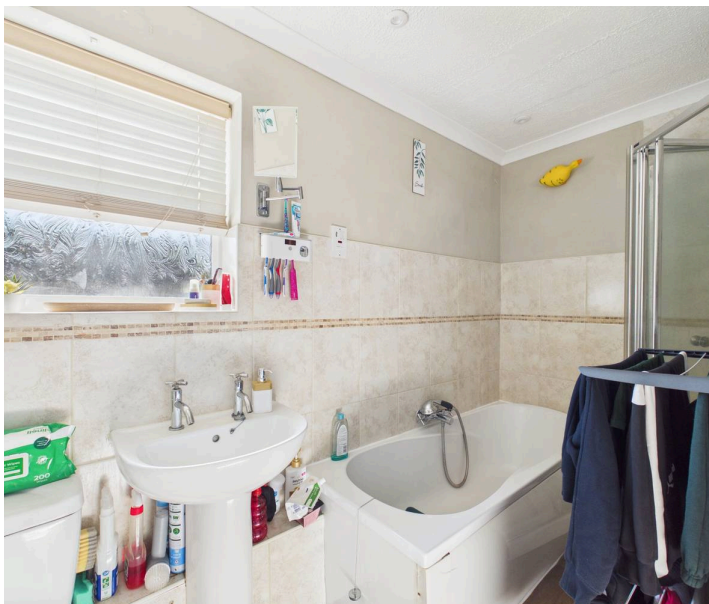
8' 5" x 8' 6" (2.56m x 2.59m)

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

Family Bathroom

5' 8" x 10' 0" (1.73m x 3.06m)

Frosted window to side, bath with mixer tap and shower attachment over, separate shower cubicle with electric shower, low level W/C, wash basin with individual taps over, with partial wall tiling, heated towel rail, wood effect flooring, and spotlighting.



Front Garden

Mainly laid to shingle, with driveway leading to the integral garage, and pathway leading to the front door.

Rear Garden

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

Garage

The property benefits from an integral garage, with up and over door to front, and mains power and lighting connected.

Parking

The property also benefits from a driveway to the front of the garage proving off-street parking. Further on-street parking is available on a first come, first served basis. For more information, please contact the office.

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. The property is currently let with a tenant in situ, who is expected to vacate June 2026. For further 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
 34 King Street, Thetford, IP24 2AP
 01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

