Lawsons
ESTATE AGENTS

9 Woodland Close, Thetford

£190,000

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Thetford, IP24 1JQ

We are delighted to present this chain-free three-bedroom mid-terraced house, perfectly positioned within a popular development and ideal for first-time buyers or investors. The property has been thoughtfully maintained, featuring a spacious lounge and diner area that offers a versatile setting for relaxing or entertaining guests, while the well-appointed kitchen is fitted with modern appliances to make every-day living effortless. Each of the three bedrooms is generously proportioned, providing comfortable accommodation for families or professionals, and the bathroom has been stylishly finished with contemporary fixtures and fittings. Additional highlights include a garage for secure storage or parking, as well as allocated off-road parking (a valuable asset for this sought-after area). The property is conveniently close to reputable schools and just a short stroll from scenic forest walks and parkland, making it an excellent choice for those who value both convenience and the outdoors.
Council Tax band: B

Tenure: Freehold

- CHAIN FREE!
- CLOSE TO SCHOOLS
- GARAGE
- POPULAR DEVELOPMENT
- LOUNGE / DINER
- CLOSE TO FOREST WALKS AND PARK
- GREAT FOR FIRST TIME BUYERS OR INVESTORS

Hallway
3' 10" x 4' 11" (1.18m x 1.49m)
Door to lounge / diner, carpet flooring, radiator and stairs to the first floor landing.

Lounge / Diner
22' 5" x 7' 6" (6.83m x 2.29m)
Window to front, two radiators, part carpet and laminate flooring, door to under stairs storage cupboard, French doors to the rear garden and opening to kitchen.

Kitchen
10' 1" x 7' 7" (3.07m x 2.30m)
Window to rear, wall and base units with worktop over, inset one and half bowl sink unit with mixer tap over, upstand splashbacks and tiled flooring. Built in double tower oven, gas hob with cooker hood over, space for washing machine, and under counter fridge and freezer, and single door to the rear garden.

First Floor Landing
8' 0" x 5' 9" (2.45m x 1.76m)
Doors to all bedrooms, bathroom and airing cupboard housing the baxi combination boiler, loft hatch and carpet flooring.

Bedroom 1
9' 11" x 9' 6" (3.03m x 2.89m)
Window to rear, carpet flooring, radiator and built in wardrobes.

Bedroom 2
10' 2" x 7' 9" (3.09m x 2.37m)
Window to front, radiator and carpet flooring.

Bedroom 3
7' 2" x 7' 7" (2.19m x 2.30m)
Window to front, radiator and carpet flooring.

Bathroom
6' 5" x 5' 10" (1.96m x 1.78m)
Window to rear, bath with shower over, low level WC, wash basin, panel splashbacks, vinyl flooring, and heated towel rail.

Front Garden

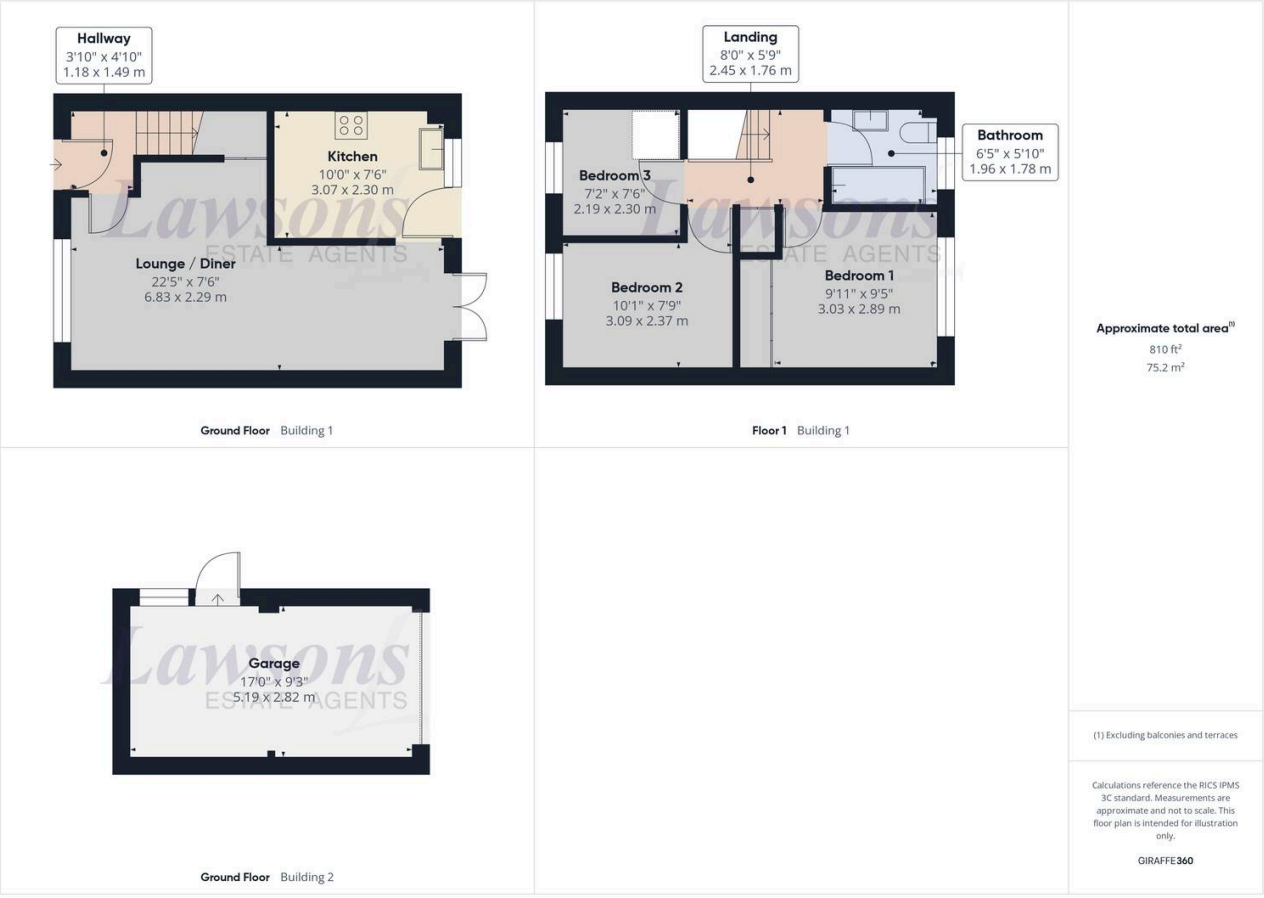
The front garden is mainly laid to lawn with picket fences to both sides and pathway leading to the front door.

Rear Garden

The rear garden has a large patio area to the immediate rear with the rest being mainly laid to lawn, shingled borders, and a selection of mature shrubs. Pathway with gate to rear, and single door to the garage.

Garage
The single garage has electric roller door to front, power and light connected, window to side and single door to rear garden.

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
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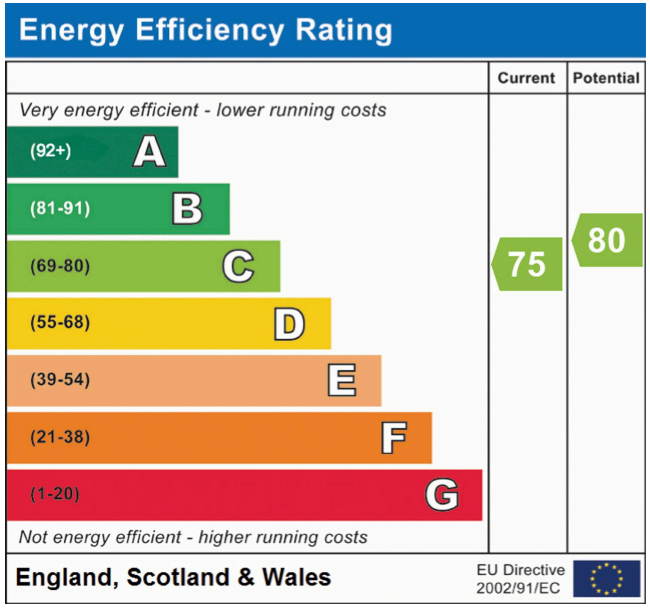
Viewing
Strictly by an appointment via Lawson's Estate Agents 01842 755422.

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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