



Lawsons
ESTATE AGENTS

16 Cuthbert Close, Thetford

In Excess of £250,000

16 Cuthbert Close

Thetford, IP24 2UE

This 3 Bedroom Terraced Town House boasts a spacious layout including a study, perfect for remote work, and a stylish kitchen / diner for entertaining guests. The en-suite in the principal bedroom and the family bathroom add convenience and luxury to every-day living. With gas heating, a garage, and parking, this property offers comfort and practicality in equal measure.

Council Tax band: C Tenure: Freehold

Hallway

4' 1" x 15' 9" (1.24m x 4.81m)

Door to study, W/C, and kitchen, with wood effect vinyl flooring, radiator, and stairs to first floor landing.

Study

8' 6" x 8' 4" (2.58m x 2.55m)

Window to front, door to understairs storage cupboard, radiator, and wood effect flooring.

W/C

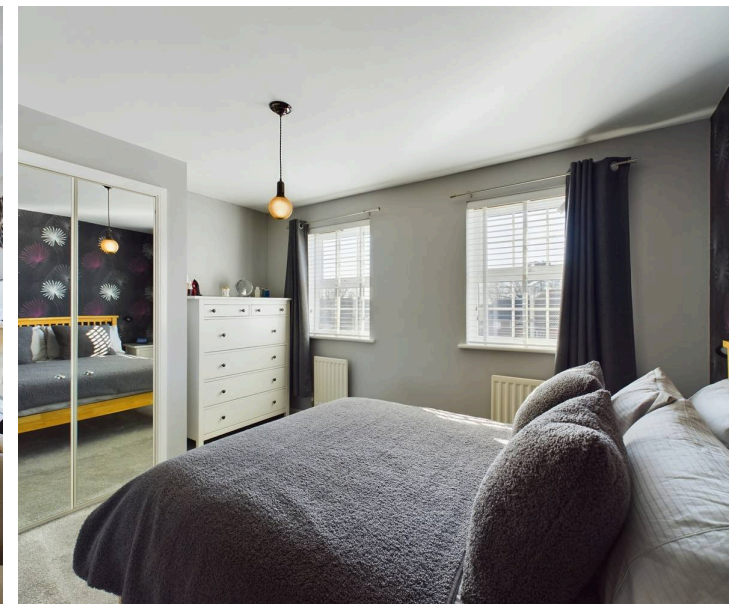
5' 7" x 3' 7" (1.69m x 1.09m)

Low level W/C, wash basin with mixer tap over, partial wall tiling, radiator, and wood effect vinyl flooring.

Kitchen / Diner

12' 6" x 15' 9" (3.82m x 4.80m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splash backs, wall mounted and cupboard enclosed gas fired boiler, integrated fridge / freezer, washing machine, and dishwasher, with space for freestanding oven with cooker hood over, radiator, tiled flooring, spotlighting, and door to





First Floor Landing

7' 5" x 6' 6" (2.25m x 1.98m)

Doors to lounge, bedroom 3, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and stairs to second floor landing

Lounge

Two windows to rear, feature electric fireplace with surround, radiator, and wood effect flooring.

Bedroom 3

Window to front, built-in wardrobes, two radiators, and carpet flooring.

Second Floor Landing

2' 9" x 11' 4" (0.85m x 3.45m)

Doors to bedrooms 1 and 2, and family bathroom, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

12' 7" x 11' 1" (3.84m x 3.37m)

Two windows to rear, built-in wardrobe, two radiators, carpet flooring, and door to en-suite.

En-Suite

4' 0" x 8' 11" (1.23m x 2.71m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, heated towel rail, full wall tiling, wood effect vinyl flooring, and spotlighting.

Bedroom 2

12' 3" x 8' 10" (3.73m x 2.68m)

Two windows to front, built-in wardrobe, two radiators, and carpet flooring.

Bathroom

4' 9" x 6' 11" (1.46m x 2.10m)

Bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, heated towel rail, full wall tiling, tile effect vinyl flooring, and spotlighting.



Garage

The property benefits from a single garage to the rear, with up and over door to the front.

Front Garden

Mainly laid to a brick weave driveway, with decorative shingle border, and pathway to the front door.

Rear Garden

Enclosed rear garden, mainly laid to decorative shingle, with decking area to the immediate rear of the property, and rear access gate to the garage and driveway.

Parking

The property benefits from off-road parking in the form of a driveway to the front, with an additional space located at the rear, in front of the garage.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,024.93 per annum for 2024/25.

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

