



7 Saxon Place

Thetford, IP24 3BQ

Three-bedroom semi-detached house featuring a garage and driveway, offering easy access to the A11 and A134. The property boasts a kitchen / diner, along with a cosy lounge perfect for relaxation. The family bathroom and separate W/C, providing a touch of luxury to every-day living. Call now to arrange a viewing!

Council Tax band: A Tenure: Freehold

Entrance Hallway

4' 2" x 6' 3" (1.26m x 1.91m)

Doors to W/C and inner hallway, with radiator, and wood effect flooring.

W/C

2' 11" x 6' 2" (0.90m x 1.89m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with wood effect vinyl flooring.

Inner Hallway

5' 11" x 12' 4" (1.81m x 3.76m)

Window to side, openings to kitchen / diner, and lounge, with door to understairs storage cupboard, radiator, carpet flooring, and stairs to first floor landing.

Kitchen / Diner

11' 3" x 12' 6" (3.43m x 3.82m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, and dishwasher, space for freestanding fridge / freezer, and washing machine, with radiator, and wood effect flooring.





Lounge

17' 7" x 12' 0" (5.35m x 3.66m)

Windows to side and rear, with radiator, carpet flooring, and French doors to rear garden.

First Floor Landing

6' 4" x 11' 1" (1.94m x 3.38m)

Window to side, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

8' 9" x 12' 3" (2.67m x 3.74m)

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

Bedroom 2

10' 8" x 9' 11" (3.24m x 3.01m)

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

Bedroom 3

8' 7" x 7' 1" (2.61m x 2.16m)

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

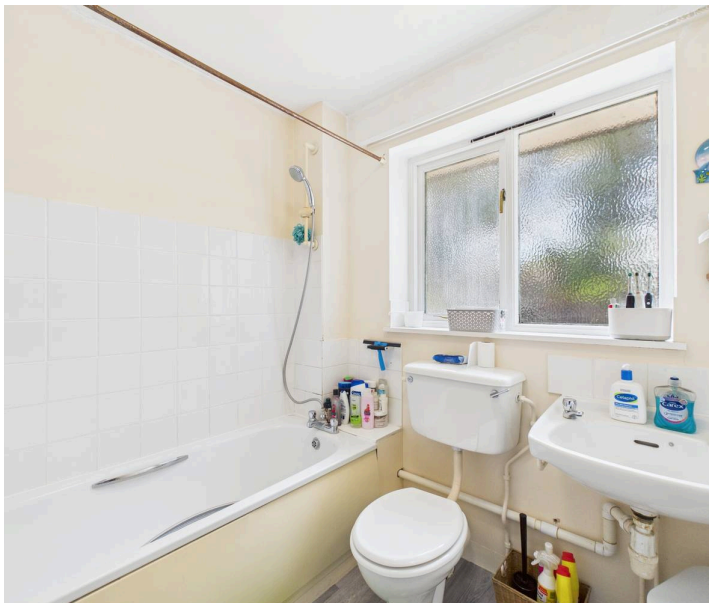
Family Bathroom

6' 8" x 6' 3" (2.04m x 1.91m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and wood effect vinyl flooring.

Front Garden

Mainly laid to shingle, with pathway leading to the front door, further pathway leading to the side access gate to the rear garden, and driveway leading to the rear garden / garage.



Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the the property, shingle area to the front of the garage, and side access gates to the front of the property.

Garage

19' 3" x 10' 7" (5.86m x 3.22m)

Up and over door to front, with single door to side.

Parking

The property benefits from a driveway to the front of the property, proving off-road parking for multiple vehicles, with further on-road parking available on a first come first served basis.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,592.77 per annum for 2025/26.

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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