



9 Dryden Close

Thetford, IP24 1UJ

Nestled within the sought-after Woodlands Development, this delightful 2-bedroom semi-detached house boasts a lounge / diner and conservatory. With a driveway and carport, convenience is key, while the easy access to the A11 makes commuting a breeze. Gas heating ensures warmth throughout, promising comfort in every season. Located close to a selection of schools, this home caters to families seeking both style and practicality. Don't miss out - call now to arrange a viewing and secure this charming property for yourself!

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMS
- SEMI-DETACHED HOUSE
- DRIVEWAY & CARPORT
- POPULAR WOODLANDS DEVELOPMENT
- LOUNGE / DINER
- CLOSE TO A RANGE OF SCHOOLS
- EASY ACCESS TO THE A11
- GAS HEATING
- CONSERVATORY
- CALL NOW TO VIEW!

Porch

2' 8" x 5' 3" (0.82m x 1.61m)

Frosted window to side, built-in storage cupboard, with carpet flooring, and door to lounge / diner.





Lounge / Diner

15' 7" x 12' 6" (4.75m x 3.80m)

Window to front and side, with radiator, carpet flooring, door to kitchen, and stairs to first floor landing.

Kitchen

7' 4" x 12' 4" (2.23m x 3.75m)

Window to conservatory, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, fridge, freezer, and dishwasher*, space for washing machine, with tiled flooring.

Conservatory

8' 0" x 9' 4" (2.43m x 2.85m)

Windows to rear and sides, with tiled flooring, and French doors to rear garden.

First Floor Landing

7' 3" x 2' 11" (2.22m x 0.90m)

Doors to both bedrooms and family bathroom, with carpet flooring.

Bedroom 1

8' 3" x 12' 5" (2.51m x 3.78m)

Window to front, with radiator, and carpet flooring.

Bedroom 2

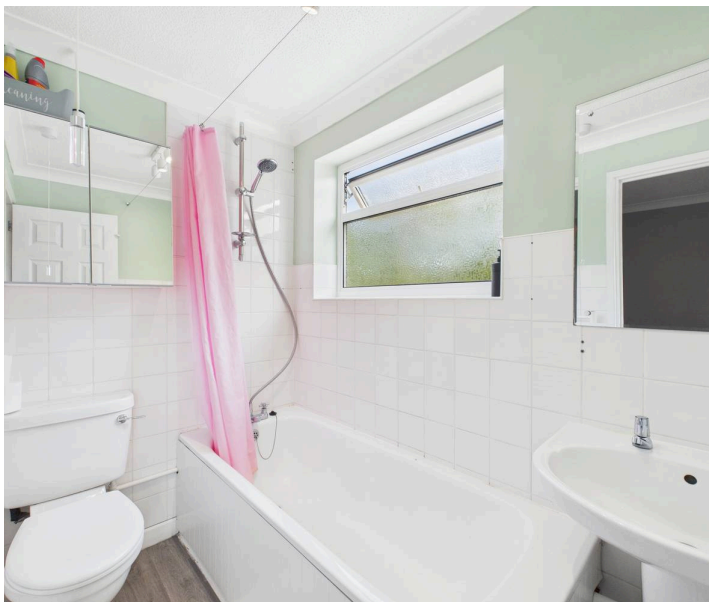
7' 6" x 12' 5" (2.29m x 3.78m)

Window to rear, with radiator, carpet flooring, and access to loft via ceiling hatch.

Family Bathroom

7' 3" x 4' 8" (2.21m x 1.43m)

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



FRONT GARDEN

Mainly laid to shingle, with pathways leading to the front door and side access gate to the rear garden, and driveway leading to the carport.

REAR GARDEN

Mainly laid to lawn, with patio area to the immediate rear, timber shed, and gate leading to the front and driveway.

Parking

The property benefits from a driveway leading to a carport that provides off-road parking.

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. *The vendors have advised that they are unsure whether the dishwasher is in working condition, as it has not been used during their ownership. Additionally, the appliance is currently not plumbed in and may require installation or servicing prior to use. Prospective purchasers are advised to make their own enquiries regarding the functionality and installation requirements of the appliance.

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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