



Lawsons
ESTATE AGENTS

5 Mountbatten Close, Thetford
£230,000

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Thetford, IP24 2LA

Situated in a sought-after location, we are excited to bring to the market this 3-bedroom semi-detached home bursting with potential. Boasting a spacious lounge/diner, family bathroom, and excellent access to the A11, this property comes to you with **no onward chain** for a smooth and swift purchase. While some modernisation would unlock its full charm, it offers the perfect blank canvas for buyers eager to create their dream home. The generously sized rear garden is ideal for family fun or entertaining on summer evenings. Don't miss this rare opportunity – call today to arrange your viewing!

Council Tax band: B

Tenure: Freehold

Porch

2' 0" x 5' 7" (0.61m x 1.69m)

Carpet flooring and door hallway.

Hallway

12' 8" x 5' 9" (3.87m x 1.75m)

Doors to lounge / diner and under stairs storage cupboard, doorway to kitchen, radiator, carpet flooring and stairs to first floor landing.

Lounge / Diner

25' 4" x 11' 11" (7.72m x 3.63m)

Window to front, two radiators, carpet flooring, gas fire in surround, serving hatch to kitchen and sliding patio doors to the rear garden.





Kitchen

10' 7" x 8' 4" (3.22m x 2.53m)

Window to rear, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and vinyl flooring, space for freestanding cooker with cooker hood over, further space for washing machine, built in fridge, wall mounted gas boiler and doorway to rear lobby.

Rear Lobby

8' 0" x 3' 4" (2.44m x 1.01m)

Doors to single garage, workshop and rear garden and carpet flooring.

Workshop

8' 0" x 6' 3" (2.43m x 1.91m)

Window to rear, built-in workbench and storage units, carpet flooring and power connected.

First Floor Landing

9' 6" x 2' 11" (2.89m x 0.88m)

Doors to bedrooms 1 & 2, bathroom and airing cupboard housing the hot water cylinder, doorway to bedroom 3, carpet flooring, loft hatch and window to side.

Bedroom 1

11' 6" x 11' 2" (3.51m x 3.40m)

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

Bedroom 2

11' 1" x 10' 6" (3.38m x 3.19m)

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

Bedroom 3

7' 0" x 4' 11" (2.13m x 1.49m)

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



Bathroom

6' 0" x 7' 5" (1.84m x 2.27m)

Window to rear, bath with shower over, glass shower screen, low-level WC, wash basin, fully tiled walls and vinyl flooring, radiator, and built-in storage cupboard.

Front Garden

The front garden is mainly laid to artificial lawn with plant borders, pathway leading to the front door and side gate to the rear garden.

Rear Garden

The rear garden is mainly laid to lawn with a selection of mature shrubs, large brick weave patio to the immediate rear with pathway and side gate leading to the front garden and driveway.

Driveway

The property offers off road parking with a driveway leading to the single garage.

Garage

Electric up and over garage door to front, window to side, power and lights connected and single door to rear lobby.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26. The property is currently going through probate, for more 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
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Ground Floor



Floor 1

Approximate total area[®]
1058 ft²
98.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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