



**Lawsons**  
ESTATE AGENTS

13 St. Audreys, Thetford  
£450,000

# 13 St. Audreys

Thetford, IP24 3BY

Offered to the market chain free, and nestled along the scenic riverbank, this beautifully presented four-bedroom detached house offers the perfect blend of tranquillity and convenience. Located just a short distance from the town centre and local amenities, the property enjoys a peaceful setting with stunning river views and direct access to the water — ideal for nature lovers and those seeking a serene lifestyle.

Inside, the home is thoughtfully laid out to suit modern family living. It features a spacious lounge and a separate snug, providing versatile spaces for relaxation and entertaining. The open-plan kitchen and dining area is the heart of the home, perfect for family meals and social gatherings. With a family bathroom, en-suite to the principal bedroom, and an additional W/C, there's ample convenience for all household members.

Externally, the property continues to impress. The rear garden has been professionally landscaped to create a private and picturesque outdoor haven — perfect for alfresco dining, gardening, or simply unwinding while enjoying the peaceful river backdrop. The garden also offers direct access to the river, making it a truly unique and desirable feature. Additional benefits include a double garage and driveway, ensuring secure and hassle-free parking.

This is a rare opportunity to own a slice of riverside paradise. Don't miss out — call now to arrange a viewing and take the first step toward making this dream home yours!

Council Tax band: E

Tenure: Freehold





### Entrance Hallway

3' 4" x 13' 11" (1.02m x 4.23m)

Spacious Entrance Hallway, with window to side, doors to lounge, snug, dining room, W/C, study, and understairs storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.

### Lounge

19' 10" x 11' 11" (6.05m x 3.63m)

Light and Airey lounge, with dual aspect windows to front and side, feature gas fireplace with surround, with radiator, carpet flooring, and French doors leading to the upper level of the rear garden.

### Snug

13' 11" x 10' 3" (4.25m x 3.12m)

Window to rear, with radiator, and carpet flooring.

### Study

6' 11" x 9' 1" (2.11m x 2.77m)

Window to front, with radiator, wood effect flooring, and spotlighting.

### W/C

3' 6" x 5' 0" (1.06m x 1.52m)

Low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and wood effect flooring.



### Dining Room

13' 10" x 8' 9" (4.21m x 2.66m)

Upright radiator, wood effect flooring with underfloor heating, and spotlighting, with French doors to the rear garden, and opening to the kitchen.

### Kitchen

17' 11" x 10' 6" (5.45m x 3.21m)

Window to rear, matching wall and base units with granite worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for under counter Miele fridge\*, Miele freezer\*, and Miele Dishwasher\*, with wood effect flooring, underfloor heating, spotlighting, and door to garage with utility area.



### **First Floor Landing**

6' 11" x 13' 0" (2.10m x 3.95m)

Spacious first floor landing, with Velux window to front, doors to all bedrooms and family bathroom, with radiator, carpet flooring, and access to loft via ceiling hatch with integrated ladder.

### **Bedroom 1**

11' 10" x 11' 11" (3.61m x 3.62m)

Window to rear overlooking the landscaped garden and Little Ouse River, built-in wardrobes / storage, with radiator, carpet flooring, and door to en-suite.

### **En-Suite**

7' 7" x 5' 8" (2.32m x 1.73m)

Frosted window to front, shower cubicle with mixer tap raindrop shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, tile effect vinyl flooring, and spotlighting.

### **Bedroom 2**

10' 6" x 8' 9" (3.21m x 2.66m)

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

### **Bedroom 3**

10' 5" x 8' 4" (3.17m x 2.53m)

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

### **Bedroom 4**

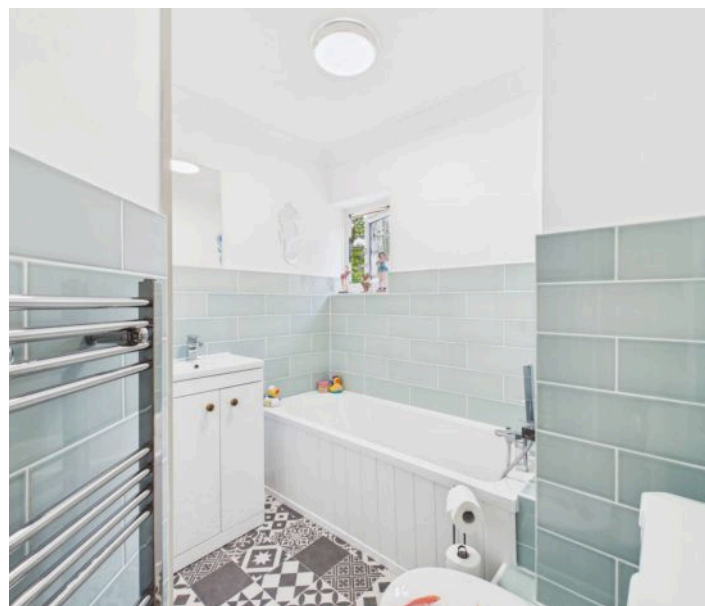
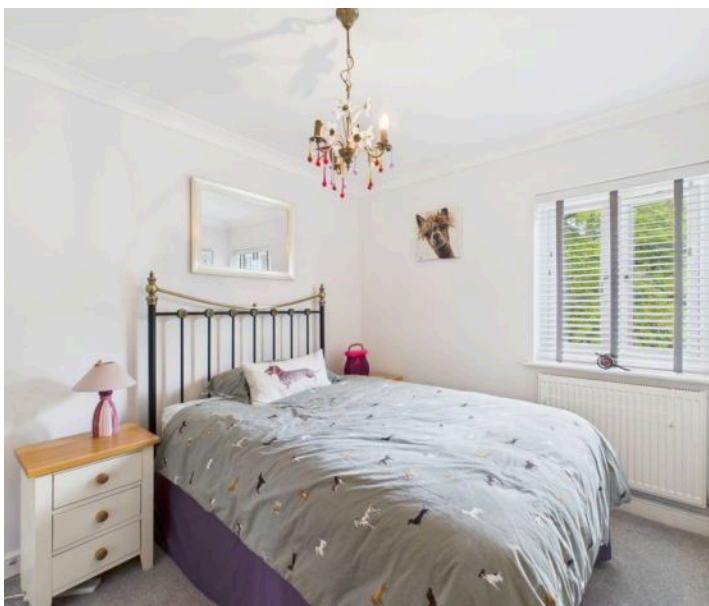
6' 10" x 9' 0" (2.09m x 2.75m)

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

### **Family Bathroom**

5' 4" x 7' 4" (1.62m x 2.24m)

Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, tile effect vinyl flooring, and door to airing cupboard.



FRONT GARDEN

Mainly laid to shingle, with driveway leading to the garage, steps leading to the front door, and accessed via a private shingled cul-de-sac.

REAR GARDEN

Beautifully landscaped rear garden, with raised terrace area laid with ceramic paving slabs with raised “balau” wooden decked area, steps both ends of the terraced area , the first leading to the river decked area with access to the Little Ouse River and the second leading to seating area paved with ceramic tiles, with a vast array of mature shrubs and trees, and access to secondary parking area through side gate.

Double Garage

19' 5" x 18' 0" (5.91m x 5.49m)  
Hormann Electric up and over door to front with further personnel door access, window to rear garden, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, space for washing machine and fridge / freezer, with mains power and lighting connected, wall mounted gas fired boiler, and single doors to kitchen and rear garden.

Parking

The property benefits from a driveway located to the front of the double garage providing off-road parking, with further space to park at the side of the property, and on-street parking available nearby on a first come, first served basis.

Agents Note

This property falls under an E band for the local council tax and costs approximately £2,920.07 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.

Lawsons Estate Agents  
34 King Street, Thetford, IP24 2AP  
01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)  
[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

