



Lawsons
ESTATE AGENTS

33 Edith Cavell Close, Thetford

In Excess of **£200,000**

33 Edith Cavell Close

Thetford, Thetford

Offered to the market **chain free**, this three-bedroom end-terrace home occupies what is, in our opinion, **one of the best spots on the development**, enjoying a particularly pleasant position alongside open green space and a lovely leafy backdrop.

The property offers well-balanced accommodation arranged over two floors. On the ground floor, there is an entrance hall, a **cloakroom**, a **fitted kitchen**, and a generous **lounge/dining room** with doors opening directly onto the rear garden, creating a great space for both everyday living and entertaining.

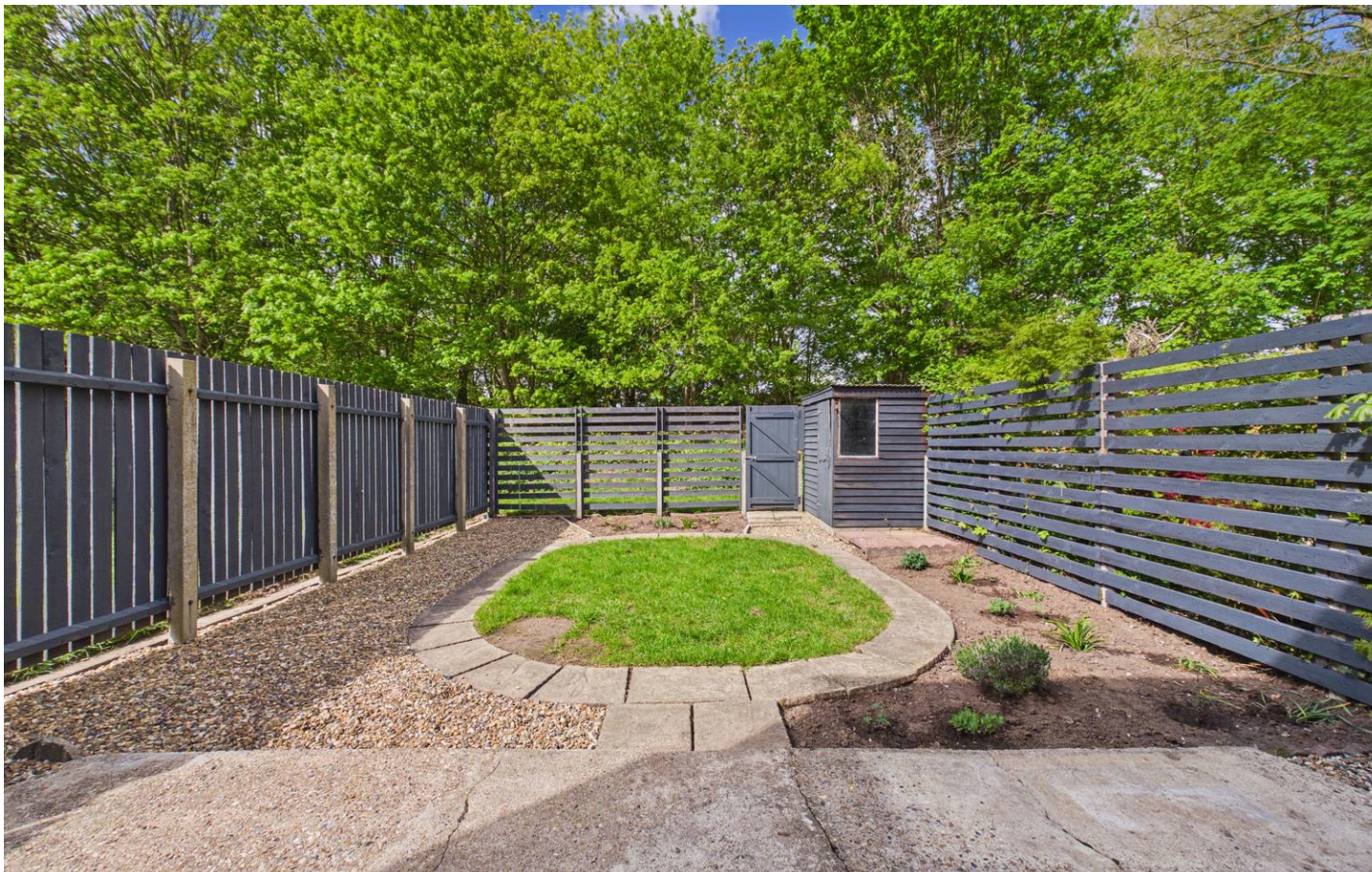
Upstairs, there are **three bedrooms**, served by a **family bathroom** with the added benefit of a **separate shower**, making the layout especially practical for busy households.

Outside, the home continues to impress with an **enclosed rear garden** designed for low-maintenance enjoyment, with patio, lawn and planted borders. A useful **garden shed** provides extra storage, while the property's standout position beside the surrounding green space gives it a more open and tucked-away feel than many others nearby.

This is an excellent opportunity for first-time buyers, families or investors seeking a well-located home with no onward chain and a truly enviable setting.

Tenure: Freehold





Entrance Hall

Stairs to first floor landing, under stairs storage cupboard, radiator, laminate wood effect flooring.

Cloakroom

White suite comprising low-level WC, wash hand basin with cupboard under, double glazed window to front.

Lounge/Dining Room

21' 5" x 10' 4" (6.52m x 3.15m)

Dual aspect room with double glazed window to front and French doors to the garden, two radiators, laminate wood effect flooring.

Kitchen

12' 2" x 9' 9" (3.71m x 2.97m)

Fitted with a range of base and wall mounted units, roll edge works surface with insect 1 1/2 bowl stainless steel single drainer sink unit and mixer tap, built-in oven, hob and extractor hood, plumbing and spaces for both washing machine and dishwasher, space for upright fridge freezer, radiator, tiled flooring, double glazed window to rear with part glazed door to the garden.

Landing

Access to part boarded loft via hatch with power and light connected, built-in airing cupboard, built-in over stairs storage cupboard, doors to:

Bedroom 1

11' 7" x 11' 3" (3.53m x 3.44m)

Double glazed window to rear, radiator, carpet flooring.

Bedroom 2

12' 7" x 9' 9" (3.84m x 2.98m)

Double glazed window to rear, radiator, carpet flooring.

Bedroom 3

9' 11" x 6' 8" (3.03m x 2.03m)

Double glazed window to front, radiator, carpet flooring.



Bathroom

10' 0" x 5' 8" (3.04m x 1.72m)

Four piece white bathroom suite comprising low-level WC, pedestal wash hand basin, panel enclosed bath with mixer taps and shower attachment, spacious shower cubicle with Triton shower unit, extractor fan, radiator, double glazed window to front.

Front Garden

The front garden is mainly gravelled with path to front door and feature magnolia tree.

Rear Garden

There was a patio to immediate rear of the property with steps down to feature lawn area surrounded by paving, flower and shrub beds, gravel section, timber shed, rear access gate, fenced to both side and rear with rear access gate.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,811.13 per annum for 2026/27.

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

