



Lawsons
ESTATE AGENTS

13 Oak Close, Thetford
In Excess of **£180,000**

13 Oak Close

Thetford, IP24 3EZ

Three bedroom mid-terraced house, ideally situated with easy access to the A11 and A134, and close to a range of local amenities. The property is positioned in a quiet close and backs onto trees and greenery, offering a peaceful setting. Internally, the home features a spacious lounge, perfect for family living, as well as a versatile lean-to / sunroom that provides additional space. The kitchen is equipped with ample storage and workspace, while the family bathroom and separate W/C offer added convenience for busy households. Gas central heating ensures comfort throughout the year. Call now to arrange your viewing and secure your next move.

Council Tax band: A

Tenure: Freehold

- THREE BEDROOMS
- MID-TERRACED HOUSE
- GAS HEATING
- EASY ACCESS TO THE A11 & A134
- CLOSE TO LOCAL AMENITIES
- FAMILY BATHROOM & SEPERATE W/C
- LOUNGE / DINER
- LEAN-TO / SUNROOM
- FRONT & REAR GARDENS
- CALL NOW TO VIEW!





Entrance Hallway

5' 9" x 13' 3" (1.75m x 4.05m)

Opening to lounge, door to kitchen, with radiator, carpet flooring, and stairs to first floor landing.

Kitchen

16' 0" x 8' 6" (4.87m x 2.60m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob, space for freestanding fridge / freezer and washing machine, with radiator, wood effect vinyl flooring, and two doors to lean-to / sunroom.

Lean-To / Sunroom

20' 3" x 5' 6" (6.18m x 1.68m)

Windows to rear, side, and returning to the kitchen, with doors to rear garden, side access shared walkway to front, and returning to the kitchen.

Lounge

13' 0" x 13' 2" (3.97m x 4.01m)

Window to front, with radiator, and carpet flooring.

First Floor Landing

5' 7" x 8' 8" (1.70m x 2.63m)

Window to rear, doors to all bedrooms, family bathroom, W/C, and airing cupboard housing the gas fired boiler, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

11' 5" x 11' 6" (3.48m x 3.51m)

Window to front, with radiator, and carpet flooring.

Bedroom 2

9' 7" x 13' 4" (2.93m x 4.06m)

Window to front, with radiator, and carpet flooring.

Bedroom 3

7' 7" x 10' 4" (2.30m x 3.16m)

Window to rear, with radiator, and carpet flooring.



Family Bathroom

4' 10" x 5' 8" (1.48m x 1.72m)

Frosted window to rear, bath with individual taps and separate mixer tap shower over, wash basin with individual taps over, with partial wall tiling, radiator, and carpet flooring.

W/C

2' 10" x 5' 7" (0.86m x 1.71m)

Frosted window to rear, with low level W/C, and carpet flooring.

Front Garden

Mainly laid to lawn, with raised bed to front filled with decorative shingle, pathway leading to the front door, and shared walkway providing access to the rear garden.

Rear Garden

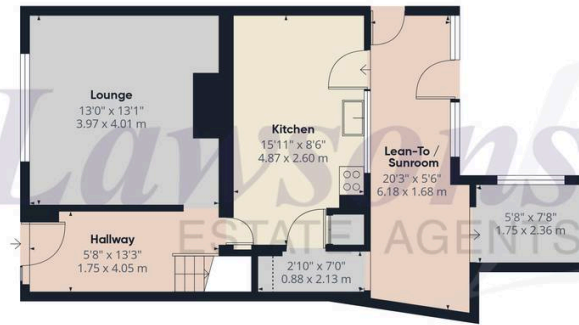
Mainly laid to patio / hardstand, with raised flower bed, and garden shed. Please note that the vendors have advised that the pond will be filled with top soil and the associated brickwork / equipment will be removed prior to purchase. For more information, please contact the office.

Parking

The property benefits from on-street parking available on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,676.46 per annum for 2026/27. Please note that the vendors have advised that the pond will be filled with top soil and the associated brickwork / equipment will be removed prior to purchase. For more information, please contact the office. The property also benefits from a shared walkway through to the rear gardens, for more information, please contact the office.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1001 ft²

93.1 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360

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.

Lawson's Estate Agents

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