



**Lawsons**  
ESTATE AGENTS

13 Sycamore Covert, Thetford  
£150,000

# 13 Sycamore Covert

Thetford, IP24 2UJ

Detached One bedroom apartment, perfectly situated within a popular development offering easy access to the A11. This inviting home has been thoughtfully designed, featuring a spacious lounge / dining area that provides a welcoming atmosphere for relaxing or entertaining. The kitchen is equipped with an integrated oven and hob, making it both stylish and practical for every-day living, while the family bathroom boasts a contemporary finish. The generously sized bedroom comes complete with built-in wardrobes, offering ample storage and a streamlined look. With the added benefit of allocated parking, this apartment is ideal for first-time buyers, commuters, or investors alike. Call now to arrange a viewing and secure this fantastic home before it is gone.

Council Tax band: A

Tenure: Leasehold

- ONE BEDROOM
- LOUNGE / DINER
- EASY ACCESS TO THE A11
- POPULAR DEVELOPMENT
- ALLOCATED PARKING
- INTEGRATED OVEN & HOB
- BUILT-IN WARDROBES
- FAMILY BATHROOM
- AMPLE STORAGE
- CALL NOW TO ARRANGE A VIEWING!





### **Entrance Hallway**

7' 6" x 3' 3" (2.29m x 0.99m)

With carpet flooring, electric radiator, and stairs to first floor landing.

### **First Floor Landing**

3' 10" x 3' 3" (1.18m x 0.98m)

With carpet flooring, and door to hallway.

### **Hallway**

3' 7" x 14' 7" (1.09m x 4.45m)

Two windows to rear, doors to lounge / diner, bedroom, bathroom, and airing cupboard housing the hot water cylinder, with electric radiator, carpet flooring, opening to storage recess, and access to loft via ceiling hatch.

### **Kitchen**

6' 6" x 12' 9" (1.99m x 3.89m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer and washing machine, with tiled flooring, and spotlighting.

### **Lounge / Diner**

10' 7" x 16' 0" (3.22m x 4.87m)

Two windows to front, further window to rear, with underfloor heating, wood effect flooring, and door to kitchen.

### **Bedroom**

13' 7" x 10' 6" (4.13m x 3.21m)

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

### **Bathroom**

5' 7" x 10' 10" (1.69m x 3.30m)

Two frosted windows to front, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, with partial wall tiling, wall mounted fan heater, heated towel rail, tile effect vinyl flooring, and spotlighting.



## COMMUNAL GARDEN

The property benefits from communal gardens, mainly laid to lawn, with designated bin storage area.

## Parking

The property benefits from allocated parking to the front.

## Leasehold Information

We are advised that the ground rent and service charges are currently £420.00 per annum and the Lease was 125 Years from new and has approximately 102 Years remaining. 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.

## 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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