



**Lawsons**  
ESTATE AGENTS

**13 Marina Close, Thetford**  
In Excess of **£220,000**

# 13 Marina Close

Thetford, IP24 2GD

We are delighted to present this well-appointed two bedroom semi detached house, perfectly positioned within a popular development with easy access to the A11. This chain free property is an ideal first time buy, boasting a modern kitchen with quality appliances and a spacious lounge/diner that is perfect for both relaxing and entertaining. The home further benefits from a stylish bathroom, a convenient downstairs cloakroom, and efficient gas heating throughout, ensuring comfort in every season.

Outside, the front garden is mainly laid to lawn, complemented by a wood chip bed and a welcoming pathway to the front door. The generous rear garden features a brick weave patio area ideal for al fresco dining, a timber shed, outside light and tap, as well as a pathway leading to the side gate and double gates opening to the driveway.

Additional benefits include a brick weave driveway with secure double gates to the rear garden and a further shingle side garden, providing ample off road parking. This fantastic home is not to be missed - call now to arrange your viewing and secure your place in this sought-after location. Council Tax band: B / Tenure: Freehold

## Hallway

3' 9" x 9' 3" (1.14m x 2.83m)

Doors to downstairs WC, lounge / diner, and kitchen, Laminate flooring, radiator and stairs to first floor landing.





#### **Downstairs WC**

2' 9" x 6' 1" (0.85m x 1.85m)

Window to side, low-level WC, wash basin, radiator, extractor fan, and laminate flooring.

#### **Lounge / Diner**

11' 0" x 12' 1" (3.36m x 3.69m)

Window to rear, laminate flooring, two radiators, door to under stairs storage cupboard with space for washing machine, and door to rear garden.

#### **Kitchen**

7' 5" x 8' 11" (2.27m x 2.73m)

Window to front, wall and base units with worktop over, inset one and a half bowl sink unit with mixer tap over, tiled splashback and laminate flooring. Built in double Neff oven, gas hob with cooker hood over, space for fridge freezer and dishwasher and gas combination boiler located within wall cupboard.

#### **First Floor Landing**

3' 4" x 9' 3" (1.01m x 2.82m)

Doors to both bedrooms, bathroom, and airing cupboard, window to side, radiator and carpet flooring.

#### **Bedroom 1**

12' 4" x 10' 8" (3.77m x 3.26m)

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

#### **Bedroom 2**

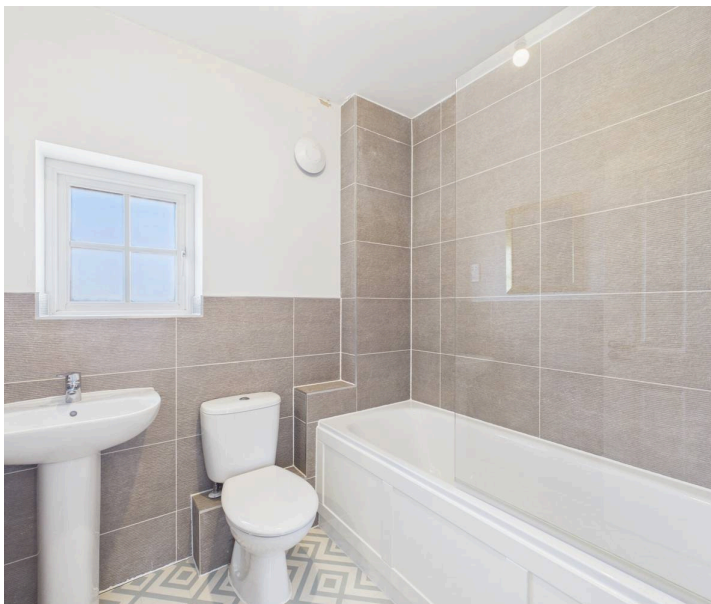
7' 10" x 10' 6" (2.40m x 3.20m)

Window to front, radiator, carpet flooring and loft hatch.

#### **Bathroom**

6' 9" x 6' 2" (2.07m x 1.87m)

Window to front, bath with mixer tap and separate shower over, glass shower screen, low-level WC, wash basin, part wall tiling, vinyl flooring, radiator, extractor fan and shaving point.



### Front Garden

The front garden is mainly laid to lawn with wood chip bed and pathway leading to the front door.

### Rear Garden

The rear garden is mainly laid to lawn with a brick weave patio area, timber shed, outside light, tap, pathway leading to the side gate and double gates leading to the driveway.

### Driveway

The property offers a brick wave driveway with double gates leading to the rear garden and further shingle side garden offering additional parking.

### Agents Note

This property falls under a band B for the local council tax and costs approximately £1,955.87 per annum for 2026/27. There is an annual service charge for maintaining the communal areas. The cost for this is £243.75 Per Annum.

### 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.

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