



Lawsons
ESTATE AGENTS

5 Nickerson Yard, Thetford

In Excess of £230,000

5 Nickerson Yard

Thetford, IP24 2DU

Three bedroom end of terrace house, ideally situated close to the town centre and local amenities, offering easy access to the A11 and A134. The property features a bright and inviting living space, complemented by gas central heating and a modern ground floor W/C for added convenience. The principal bedroom boasts its own en-suite, while the family shower room serves the remaining bedrooms, making this home ideal for families or professionals. The kitchen is designed for both practicality and style, providing ample workspace and storage. Outside, the generous enclosed rear garden provides the perfect setting for outdoor relaxation, entertaining guests or letting children play safely. The property also benefits from allocated parking, ensuring stress-free arrivals and departures.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- END OF TERRACE HOUSE
- GENEROUS ENCLOSED REAR GARDEN
- EN-SUITE TO PRINCIPAL BEDROOM
- GAS HEATING
- CLOSE TO TOWN & AMENITIES
- ALLOCATED PARKING
- FAMILY SHOWER ROOM & GROUND FLOOR W/C
- EASY ACCESS TO THE A11 & A134
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

3' 3" x 15' 5" (1.00m x 4.69m)

Opening to lounge / diner, doors to W/C and downstairs storage cupboard, with radiator, wood effect flooring, and stairs to first floor landing.

W/C

2' 11" x 5' 10" (0.88m x 1.79m)

Low level W/C, wash basin with mixer tap over, with partial wall tiling, radiator, and wood effect flooring.

Lounge / Diner

11' 11" x 9' 5" (3.63m x 2.86m)

Window to rear, built-in media wall, with radiator, wood effect flooring, and French doors to the rear garden.

Kitchen

6' 1" x 11' 10" (1.85m x 3.60m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted and cupboard enclosed gas fired combination boiler, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer and washing machine, with wood effect flooring.

First Floor Landing

6' 7" x 15' 6" (2.00m x 4.72m)

Window to front, doors to bedroom 2, bedroom 3, and shower room, with radiator, carpet flooring, and stairs to second floor landing.

Bedroom 2

12' 4" x 8' 1" (3.76m x 2.47m)

Two windows to rear, built-in wardrobes, with radiator, and carpet flooring.

Shower Room

6' 1" x 6' 2" (1.86m x 1.88m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with radiator, and full wall and floor tiling.

Bedroom 3

6' 0" x 10' 1" (1.84m x 3.08m)

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



Second Floor Landing

3' 1" x 3' 5" (0.93m x 1.04m)

Door to bedroom 1, with carpet flooring.

Bedroom 1

9' 6" x 12' 8" (2.89m x 3.85m)

Two Velux windows to front, with radiator, carpet flooring, and doors to en-suite and walk-in wardrobe / storage room.

En-Suite

7' 0" x 6' 3" (2.14m x 1.91m)

Velux window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with radiator, and full wall and floor tiling.

Walk-in Wardrobe / Storage Room

5' 7" x 6' 3" (1.71m x 1.90m)

Velux window to rear, with radiator, and carpet flooring.

Front Garden

Mainly laid to decorative shingle, with areas of synthetic lawn, and pathways leading to the front door and side access gate to the rear garden.

Rear Garden

Generously sized, enclosed rear garden, mainly laid to lawn, patio area to the immediate rear of the property, timber built catio to the side, with side access gate returning to the front of the property.

Parking

The property benefits from allocated parking to the front. For more information, please contact the office.

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. A Tree Preservation Order (TPO) is understood to affect a tree within the property boundary. Buyers should make their own enquiries regarding any restrictions relating to the protected tree.

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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