



Lawsons
ESTATE AGENTS

12 Spindle Drive, Thetford
£325,000

12 Spindle Drive

Thetford

Four bedroom detached house, perfectly situated with easy access to the A11 and close to an array of local amenities. This spacious family home boasts a large lounge and dining area, ideal for both relaxing and entertaining, alongside a modern kitchen fitted with quality appliances. With two en-suite bathrooms, a stylish family bathroom, and a convenient downstairs W/C, the property offers versatile accommodation for families or those seeking extra space for guests or a home office. This is a fantastic opportunity to secure a wonderful family home in a sought-after location. Call now to arrange your viewing and avoid missing out on this exceptional property.

Council Tax band: D

Tenure: Freehold

Entrance Hallway

10' 11" x 3' 8" (3.32m x 1.11m)

Doors to kitchen, lounge / diner, and W/C, with radiator, carpet flooring, and stairs to first floor landing.

Kitchen

11' 0" x 8' 11" (3.36m x 2.71m)

Window to front, matching wall and base units with worktop over, inset 1 bowl butler sink, under counter lighting, integrated electric oven, gas hob, washing machine, dishwasher, and fridge / freezer, with wood effect flooring, and spotlighting.

Lounge / Diner

13' 7" x 19' 5" (4.13m x 5.92m)

Bay window to side, further windows to the rear, with two radiators, carpet flooring, French doors to rear garden, and further door to understairs storage cupboard.





W/C

5' 9" x 3' 7" (1.76m x 1.09m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and tiled flooring.

First Floor Landing

10' 8" x 4' 1" (3.25m x 1.24m)

Doors to bedroom 2, bedroom 3, bedroom 4, and family bathroom, with radiator, carpet flooring, and stairs to second floor landing.

Bedroom 2

11' 1" x 12' 2" (3.39m x 3.71m)

Bay window to side, further window to rear, with radiator, carpet flooring, and door to en-suite.

En-suite

3' 0" x 9' 6" (0.91m x 2.90m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with heated towel rail, tile effect vinyl flooring, and spotlighting.

Bedroom 3

10' 2" x 9' 5" (3.10m x 2.88m)

Window to front, with radiator, and carpet flooring.

Bedroom 4

7' 1" x 7' 0" (2.17m x 2.14m)

Window to rear, with radiator, and carpet flooring.

Family Bathroom

6' 4" x 7' 0" (1.93m x 2.13m)

Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, vinyl flooring, and spotlighting.

Second Floor Landing

5' 4" x 3' 4" (1.62m x 1.01m)

Doors to bedroom 1 and a storage cupboard housing the hot water cylinder, with carpet flooring.



Bedroom 1

12' 2" x 13' 4" (3.71m x 4.06m)
Window to front, built-in wardrobes / storage, with two radiators, carpet flooring, door to en-suite, and access to loft via ceiling hatch.

En-suite

6' 4" x 9' 4" (1.93m x 2.84m)
Two velux windows to rear, freestanding bath with mixer tap and shower attachment over, separate shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with heated towel rail, tile effect vinyl flooring, and spotlighting.

Front Garden

Mainly laid to brick weave paving, with steps to front door, side access gate to the rear garden, and further gate to the side garden.

Side Garden

Enclosed side garden, mainly laid to lawn.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with brick weave patio area to the immediate rear of the property, pathway leading to the single door to garage, raised planters, and rear access gate.

Garage

8' 10" x 17' 7" (2.70m x 5.37m)
Electric roller door to front, mains power and lighting connected, with single door to rear garden.

Parking

The property benefits from a brick weave driveway to the front of the garage, with further brick weave driveway parking available to the front of the property. The property also benefits from an electric vehicle charger to the front of the property. For more information please contact the office.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,514.69 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		