



Lawson's
ESTATE AGENTS

16 Thyme Close, Thetford
In Excess of **£240,000**

16 Thyme Close

Thetford, IP24 2YA

We are delighted to present this beautifully renovated three bedroom semi-detached house, perfectly positioned for easy access to the A11 and offered with no onward chain.

Step inside to discover a spacious lounge and dining area, ideal for relaxing or entertaining guests, complemented by a sleek modern kitchen. The property benefits from gas central heating throughout and also boasts a **brand new boiler with a 5-year warranty remaining***, providing added peace of mind for the next owner.

Outside, you will find a generous rear garden, providing ample space for outdoor activities or gardening enthusiasts. The property also features a garage and double width driveway, offering **off-road parking for up to two vehicles** as well as additional storage options.

Don't miss your chance to secure this impressive property. Call now to arrange your viewing and experience all it has to offer.

Council Tax band: B

Tenure: Freehold

Entrance Hallway

5' 7" x 3' 5" (1.70m x 1.03m)

Window to front, door to lounge / diner, with radiator, and wood effect flooring.





Lounge / Diner

14' 11" x 14' 1" (4.55m x 4.30m)

Window to front, with two radiators, wood effect flooring, French doors to rear garden, further door to kitchen / breakfast room, stairs to first floor landing, and spotlighting.

Kitchen / Breakfast Room

14' 11" x 9' 7" (4.54m x 2.92m)

Windows to front and rear, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, and dishwasher, space for washing and freestanding fridge / freezer, with radiator, wood effect flooring, door to rear garden, and spotlighting.

First Floor Landing

4' 0" x 8' 11" (1.22m x 2.71m)

Doors to all bedrooms and family bathroom, with carpet flooring.

Bedroom 1

8' 3" x 12' 7" (2.52m x 3.84m)

Window to front, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 2

8' 3" x 11' 3" (2.51m x 3.43m)

Window to front, with radiator, and carpet flooring.

Bedroom 3

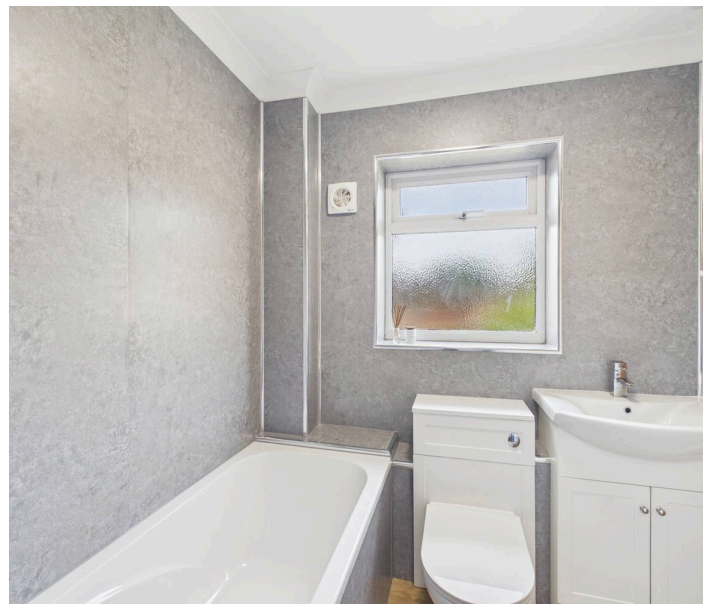
6' 6" x 8' 0" (1.98m x 2.44m)

Window to rear, with radiator, and carpet flooring.

Bathroom

6' 6" x 7' 1" (1.99m x 2.17m)

Frosted window to rear, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, heated towel rail, door to storage cupboard housing the gas fired boiler, with wood effect flooring.



Front Garden

Mainly laid to lawn, with single tree, driveway leading to the garage, pathway leading to the front door, and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, single door to garage, and side access gate to front.

Garage

The property benefits from a single garage, with up and over door to front, and single door to the rear garden.

Driveway

The property benefits from a double width driveway leading to the garage, providing off-street parking for 2 cars.

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. *The owner has advised that the new boiler was fitted on 10th September 2026 and benefits from a 5-year manufacturer's warranty. For further information, please **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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