Lawsons
ESTATE AGENTS

6 Hoy Drive, Thetford

£475,000

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Thetford, IP24 2FP

We are delighted to present this impressive four-bedroom detached house, offered chain free and perfectly positioned within the sought-after Kingsfleet development, providing easy access to the A11 for convenient commuting and convenient routes into the town centre and local amenities. This spacious family home occupies a generous plot and enjoys attractive views over trees and green space to the front, creating a pleasant outlook. Thoughtfully designed for modern family living, the property boasts a formal dining room, a versatile downstairs study ideal for home working or use as a playroom, and a practical utility room. The well-appointed kitchen is perfect for culinary enthusiasts, complemented by ample storage and contemporary finishes. The property further benefits from two stylish en-suite bathrooms, ensuring comfort and privacy for family members or guests, while gas central heating provides warmth throughout the seasons. Externally, the home offers a double garage alongside a private driveway, providing ample off-road parking for multiple vehicles. The rear garden has been enhanced with a spacious natural sandstone patio, creating an ideal setting for outdoor dining and entertaining. Families will also appreciate the pedestrian path providing direct access to the local high school, approximately a 10-minute walk from the property. Combining elegant interiors, practical living space, and a desirable location within the Kingsfleet community, this outstanding home is perfectly suited to modern family life. Early viewing is highly recommended, so call now to arrange your appointment and secure your chance to own this exceptional detached residence.

Council Tax band: E

Tenure: Freehold

- POPULAR KINGSFLEET DEVELOPMENT
- GROUND FLOOR STUDY FOR HOME WORKING OR

Entrance Hallway
3' 7" x 15' 10" (1.08m x 4.82m)
Door to kitchen / breakfast room, lounge, study, W/C, and understairs storage cupboard, with wood effect flooring, and stairs to first floor landing.

Kitchen / Breakfast Room
19' 0" x 10' 1" (5.79m x 3.08m)
Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated dishwasher, space for Rangemaster cooker with cooker hood over, and freestanding fridge / freezer, with two radiators, wood effect flooring, single door to utility room, and French doors to rear garden.

Utility Room
7' 4" x 5' 11" (2.23m x 1.80m)
Base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, space for washing machine and tumble dryer, with plinth heater, wood effect flooring, and door to side.

Dining Room
14' 0" x 10' 1" (4.27m x 3.07m)
Window to rear, with radiator, wood effect flooring, and French doors to lounge.

Lounge
15' 3" x 15' 11" (4.65m x 4.85m)
Windows to front and side, feature log burner with surround, with two radiators, carpet flooring, and door returning to the entrance hallway.

Study
11' 0" x 9' 8" (3.35m x 2.94m)
Window to front, with radiator, and wood effect flooring.

W/C
3' 5" x 5' 11" (1.05m x 1.80m)
Low level W/C, wash basin with mixer tap over, with radiator, and tile effect vinyl flooring.

First Floor Landing
13' 8" x 5' 9" (4.16m x 1.74m)
Doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 3
11' 10" x 10' 1" (3.61m x 3.07m)
Window to rear, built-in wardrobes, with radiator, and carpet flooring.

Bedroom 4
12' 2" x 10' 0" (3.71m x 3.05m)
Window to rear, with radiator, and carpet flooring.

Family Bathroom
6' 6" x 6' 9" (1.99m x 2.06m)
Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with partial wall tiling, radiator, and wood effect vinyl flooring.

Front Garden

Mainly laid to lawn, with mature shrubs, pathway leading to the front door, brick weave driveway leading to the double garage, and side access gate to the rear garden.

Rear Garden

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

Double garage

The property benefits from a double garage, with two up and over doors to front, mains power and lighting connected, and personnel door to the rear garden.

Parking

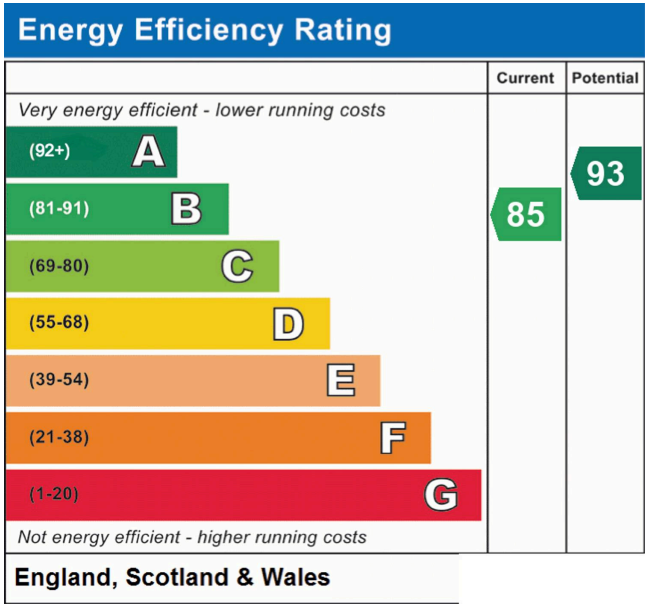
The property also benefits from a brick weave driveway leading to the double garage, providing off-street parking. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

Agents Note
This property falls under a band E for the local council tax and costs approximately £2,897.66 per annum for 2026/27. This property is subject to an annual service charge of approximately £262.80 Per Annum. For more information, please contact the office.

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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