



Lawsons
ESTATE AGENTS

30 Yarrow Close, Thetford
£230,000

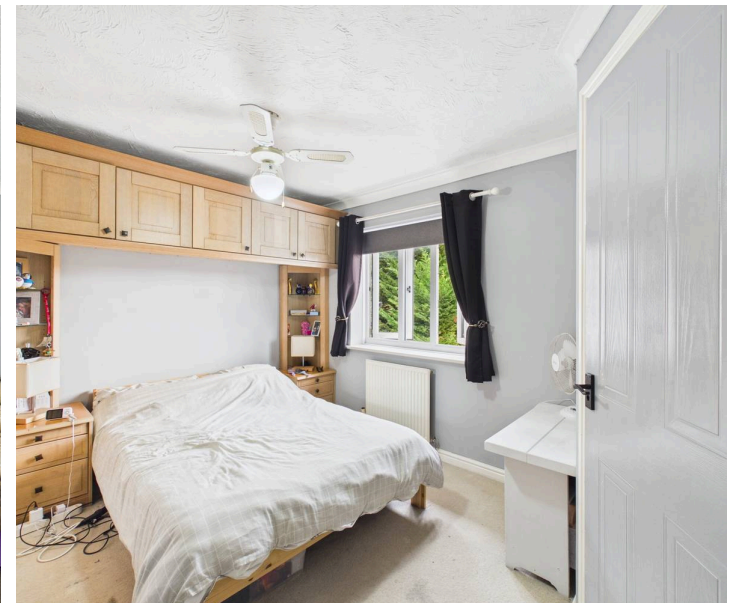
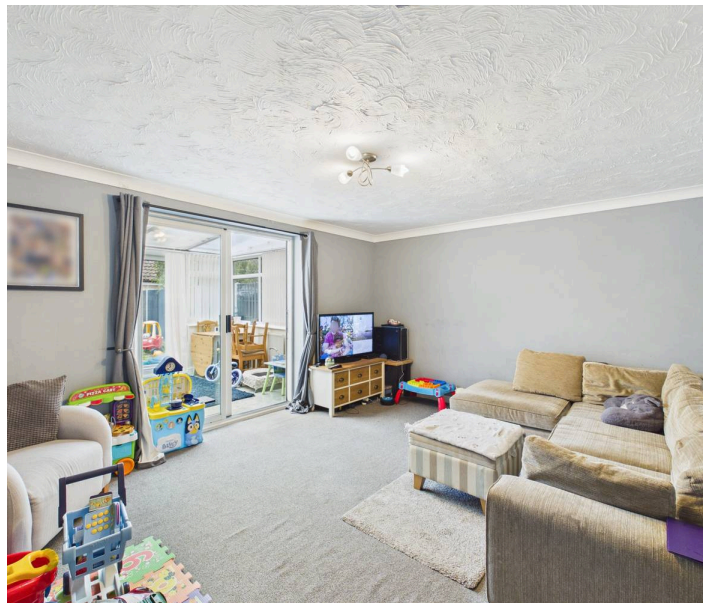
30 Yarrow Close

Thetford, IP24 2TZ

Three bedroom terraced house, ideally situated within the ever-popular Cloverfields development. This inviting home boasts a spacious lounge / dining area, a contemporary kitchen, and a bright conservatory that offers additional living space. The principal bedroom benefits from its own en-suite, while the property also features a family bathroom and a convenient ground floor W/C. Gas central heating ensures year-round comfort, and the home's location provides easy access to local amenities and the A11, making it perfect for commuters and families alike. Outside, the property enjoys a private rear garden, ideal for relaxing or entertaining guests. There is also allocated parking for added convenience. With its sought-after location and impressive features, this home is sure to attract plenty of interest. Early viewing is highly recommended to secure this fantastic opportunity. Council Tax band: B

Tenure: Freehold

- POPULAR CLOVERFIELDS DEVELOPMENT
- EN-SUITE TO PRINCIPAL BEDROOM
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO THE A11
- GAS HEATING
- CONSERVATORY
- LOUNGE / DINER
- FAMILY BATHROOM & GROUND FLOOR W/C
- ALLOCATED PARKING
- CALL NOW TO ARRANGE A VIEWING!





Hallway

6' 1" x 12' 3" (1.86m x 3.73m)

Doors to kitchen and W/C, opening to lounge, with radiator, wood effect flooring, and stairs to first floor landing.

Kitchen

8' 9" x 12' 3" (2.66m x 3.74m)

Window to front, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker with cooker hood over, American style fridge / freezer, and washing machine, with radiator, and wood effect flooring.

Lounge / Diner

14' 11" x 12' 1" (4.54m x 3.69m)

With radiator, carpet flooring, and patio door to the conservatory.

Conservatory

10' 3" x 9' 2" (3.13m x 2.79m)

Windows to all aspects, low level wall surround, with radiator, tiled flooring, and French doors to the rear garden.

W/C

2' 7" x 5' 9" (0.78m x 1.75m)

Low level W/C, wash basin with individual taps and tiled splashbacks over, with radiator, and wood effect flooring.

First Floor Landing

5' 6" x 4' 2" (1.67m x 1.27m)

Frosted window to side, doors to all bedrooms and family bathroom, with carpet flooring,

Bedroom 1

11' 0" x 10' 4" (3.36m x 3.15m)

Window to front, built-in wardrobes / storage, with radiator, carpet flooring, and doors to en-suite and airing cupboard housing the gas fired boiler.



En-suite

5' 2" x 5' 4" (1.57m x 1.62m)
Frosted window to front, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, and wood effect flooring.

Bedroom 2

8' 6" x 7' 3" (2.58m x 2.20m)
Window to rear, with radiator, and carpet flooring.

Bedroom 3

6' 1" x 9' 4" (1.86m x 2.84m)
Window to rear, with radiator, and carpet flooring.

Family Bathroom

5' 7" x 6' 3" (1.69m x 1.91m)
Bath unit with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with radiator, and wood effect flooring.

Front Garden

Mainly laid to decorative shingle, with 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, and side access gate to the front.

Allocated parking

The property benefits from allocated parking to the front, 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 B for the local council tax and costs approximately £1,955.87 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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