

Lawsons
ESTATE AGENTS

35 Oak Close, Thetford

£200,000

35 Oak Close

Thetford, IP24 3EZ

Four-bedroom terraced house, perfectly positioned for easy access to the A11 and A134, making it an ideal first-time buy for those seeking convenience and connectivity. The property features a generous kitchen / diner equipped with ample storage and workspace, complemented by spacious lounge that is perfect for relaxing or entertaining guests. The family bathroom is well-appointed and there is a separate W/C for added practicality, ensuring comfort for busy households. With four bedrooms, this home provides flexible accommodation to suit growing families or those needing extra space for remote work or hobbies. Call now to arrange a viewing!
Council Tax band: A

Tenure: Freehold



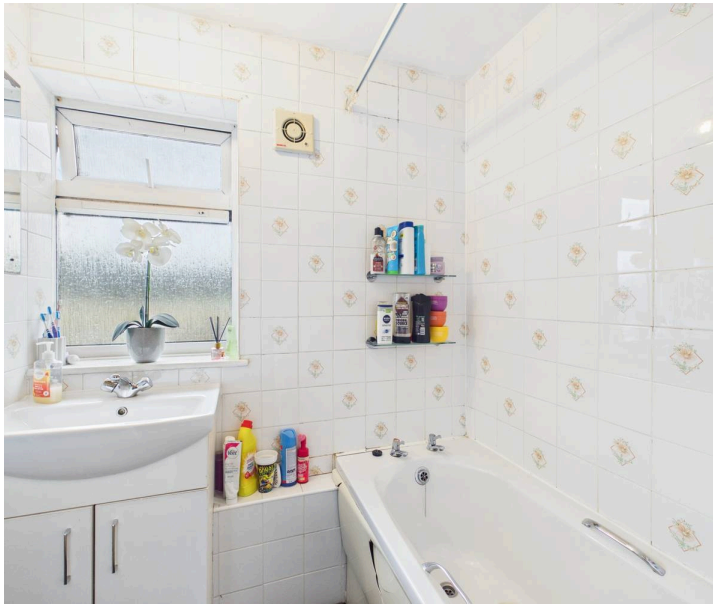
Kitchen / Diner
11' 0" x 20' 11" (3.35m x 6.37m)
Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, space for American style fridge / freezer, washing machine, and tumble dryer, with electric radiator, door to lounge, rear garden, and understairs storage cupboard, with wood effect flooring, and stairs to first floor landing.











Lounge
10' 2" x 20' 9" (3.09m x 6.33m)
Window to front, with electric radiator, wood effect flooring, and patio door to the rear garden.

First Floor Landing
9' 3" x 3' 9" (2.82m x 1.14m)
Doors to all bedrooms, family bathroom, and W/C, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
11' 0" x 11' 1" (3.36m x 3.39m)
Window to front, built-in wardrobe / storage, with electric radiator, and carpet flooring.

Bedroom 2
10' 1" x 11' 1" (3.08m x 3.39m)
Window to front, with electric radiator, and carpet flooring.

Bedroom 3
7' 1" x 9' 6" (2.15m x 2.90m)
Window to rear, with carpet flooring.

Bedroom 4
8' 3" x 9' 5" (2.51m x 2.88m)
Window to rear, with carpet flooring, and door to airing cupboard housing the hot water cylinder.

Family Bathroom
5' 10" x 5' 9" (1.77m x 1.74m)
Frosted window to rear, bath with individual taps and separate electric shower over, wash basin with mixer tap over and vanity storage beneath, with full wall tiling, wall mounted fan heater, and wood effect vinyl flooring.

W/C
2' 5" x 5' 1" (0.74m x 1.55m)
Frosted window to rear, low level W/C, with wood effect vinyl flooring.

Front Garden

Mainly laid to decorative shingle, with pathway leading to the front door and store cupboard.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, and further shingle, and plant bedding areas.

On street

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 A for the local council tax and costs approximately £1,676.46 per annum for 2026/27. The property is currently let with a tenant in situ. 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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