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ESTATE AGENTS

14 Frobisher Close, Thetford

£225,000

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Thetford, IP24 2TP

Three bedroom mid-terraced house, ideally situated for easy access to the A11. This family home features a bright and spacious conservatory, perfect for relaxing or entertaining guests, and a contemporary shower room designed for both style and practicality. The property benefits from gas heating throughout, ensuring a warm and inviting atmosphere year-round, while the kitchen is thoughtfully laid out for everyday functionality. Additional highlights include a garage en-bloc and allocated parking, providing secure and convenient storage for vehicles. With its sought-after location, this property represents an outstanding opportunity. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer - call now to arrange your appointment and secure your next move.
Council Tax band: B

Tenure: Freehold

Hallway
8' 11" x 3' 4" (2.73m x 1.02m)
Door to W/C, opening to kitchen, with radiator, and carpet flooring.

Kitchen
11' 7" x 9' 5" (3.52m x 2.88m)
Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, integrated electric oven, gas hob with cooker hood over, and dishwasher, with radiator, and tiled flooring.













Lounge / Diner
13' 0" x 16' 8" (3.96m x 5.08m)
Feature gas fireplace with surround, with radiator, carpet flooring, understairs storage cupboard, and patio door to conservatory.

Conservatory
8' 11" x 12' 10" (2.73m x 3.92m)
Windows to all aspects, low level wall surround, with wood effect flooring, and French doors to the rear garden

W/C
5' 5" x 3' 1" (1.65m x 0.94m)
Frosted window to side, low level W/C, wash basin with mixer tap over, with tile effect vinyl flooring.

First Floor Landing
9' 7" x 2' 4" (2.93m x 0.72m)
Doors to all bedrooms, family shower room, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
11' 6" x 9' 7" (3.50m x 2.93m)
Window to front, built-in wardrobe, with radiator, and carpet flooring.

Bedroom 2
11' 0" x 8' 10" (3.36m x 2.70m)
Window to rear, built-in wardrobe, with radiator, and carpet flooring.

Bedroom 3
8' 4" x 7' 7" (2.54m x 2.30m)
Window to rear, with radiator, and carpet flooring.

Family Shower Room
6' 6" x 6' 10" (1.97m x 2.08m)
Frosted window to front, shower cubicle with electric shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, and wood effect vinyl flooring.

Front Garden

Mainly laid to decorative shingle, with low level wall to front, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with small patio area to the immediate rear of the property, flower bed borders, multiple shrubs and trees, with space for a garden shed, and rear access gate.

Garage en bloc

The property benefits from a garage en-block, with up and over door to front.

Allocated parking

The property also benefits from allocated parking, providing off-street parking.

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 property is currently going through probate, for more information please contact the office.



Anti-Money Laundering Regulations
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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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