

Lawsons
ESTATE AGENTS

11 Hoy Drive, Thetford

Guide Price **£290,000 - £300,000**

11 Hoy Drive

Thetford

We are delighted to offer for sale this three bedroom semi detached house, situated on the popular Kingsfleet development and conveniently positioned for access to the A11 and a nearby supermarket. The property features a kitchen and dining area, a spacious lounge and an en-suite to the principal bedroom, offering a practical layout for modern living. The lounge provides a comfortable setting for relaxing, while the kitchen and dining area brings cooking and mealtimes together in one space. With three bedrooms, the accommodation offers flexibility for a range of household needs, whether you require bedrooms for family members, guests or a dedicated home working space. The principal bedroom benefits from its own en-suite, complementing the family bathroom and adding convenience to the accommodation. A ground floor WC provides a further practical feature for residents and visitors alike. The location on the Kingsfleet development combines residential surroundings with convenient access to everyday amenities, including a supermarket, while the nearby A11 offers a useful connection for those travelling further afield. This semi detached home presents an appealing opportunity for buyers looking for three bedroom accommodation in a popular location. Contact us now to arrange a viewing and discover what this property has to offer.

Council Tax band: C

Tenure: Freehold

- POPULAR KINGSFLEET DEVELOPMENT
- EN-SUITE TO PRINCIPAL BEDROOM
- FAMILY BATHROOM & GROUND FLOOR W/C
- KITCHEN / DINER













Entrance Hallway
15' 7" x 3' 6" (4.74m x 1.07m)
Doors to kitchen /diner, lounge, W/C, and understairs storage cupboard, with radiator, wood effect vinyl flooring, and stairs to first floor landing.

Kitchen / Diner
9' 2" x 17' 9" (2.80m x 5.40m)
Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted and cupboard enclosed gas fired boiler, integrated electric oven & gas hob with cooker hood over, space for freestanding fridge / freezer and washing machine, with radiator, wood effect flooring, and French doors to lounge and rear garden.

Lounge
15' 4" x 10' 11" (4.68m x 3.33m)
Window to front, with radiator, carpet flooring, French doors to kitchen / diner, and further door returning to the hallway.

W/C
5' 10" x 2' 11" (1.77m x 0.89m)
Frosted window to side, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and wood effect vinyl flooring.

First Floor Landing
9' 4" x 6' 5" (2.85m x 1.95m)
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 1
13' 0" x 10' 10" (3.95m x 3.30m)
Window to front, built-in wardrobes, with radiator, carpet flooring, and door to en-suite.

En-suite
5' 10" x 6' 5" (1.79m x 1.96m)
Window to front, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and wood effect vinyl flooring.

Bedroom 2
17' 11" x 10' 1" (5.45m x 3.08m)
Window to front, further Velux window to rear, with two radiators, carpet flooring, and access to loft via ceiling hatch.

Bedroom 3
9' 2" x 9' 7" (2.79m x 2.91m)
Window to rear, built-in wardrobe / storage, with radiator, and carpet flooring.

Family Bathroom
5' 10" x 7' 9" (1.78m x 2.35m)
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 plant bedding area, steps leading to the front door, driveway leading to the garage, and side access gate to the rear garden.

Rear Garden

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

Garage
23' 1" x 10' 4" (7.04m x 3.14m)
Up and over door to front, mains power and lighting connected, with single door to rear garden.

Parking

The property also benefits from a brick weave driveway leading to the 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 C for the local council tax and costs approximately £2,235.28 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.

Lawsons Estate Agents
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

