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4 Abbey Green, Thetford
Guide Price £290,000 – £300,000

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Thetford, IP24 1BQ

This three-bedroom detached cottage situated close to town and providing easy access to the A11 & A134. The accommodation in brief comprises of; lounge, kitchen / breakfast room, pantry, downstairs W/C, three bedrooms, family bathroom, mezzanine, and cellar! Furthermore, the property benefits from beautiful, enclosed side and rear gardens.

Council Tax band: C

Tenure: Freehold

Lounge

17' 5" x 12' 6" (5.32m x 3.82m)

Window to front, two radiators, feature log burner with surround, carpet and wood effect vinyl flooring, opening to kitchen / breakfast room, and stairs to first floor landing, with further door to understairs storage cupboard.

Kitchen / Breakfast Room

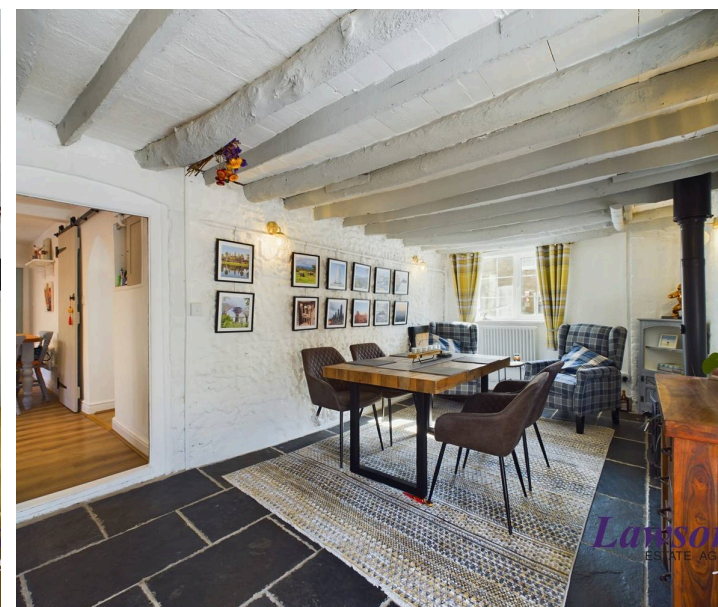
17' 7" x 9' 9" (5.36m x 2.98m)

Two windows to rear, matching wall and base units with worktop over, inset 1 bowl butler sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, fridge / freezer, wine cooler, and dishwasher, with radiator, wood effect flooring, and doors to dining room and pantry, with spotlighting.

Pantry

3' 10" x 8' 9" (1.17m x 2.66m)

Windows to rear and side, with wood effect flooring.





Dining Room

10' 1" x 22' 1" (3.08m x 6.73m)

Windows to front and side, feature log burner, two radiators, stone tile flooring, and doors to side garden, cellar, and lobby.

Lobby

10' 6" x 6' 1" (3.20m x 1.86m)

Base unit, inset 1 bowl sink unit with mixer tap over, space for washing machine, with radiator, stone tile flooring, stairs to mezzanine, and doors to rear garden and W/C.

W/C

2' 9" x 4' 4" (0.84m x 1.31m)

Window to side, low level W/C, radiator, and stone tile flooring.

Mezzanine

9' 9" x 10' 0" (2.98m x 3.04m)

Window to side, with carpet flooring.

Cellar

17' 5" x 10' 0" (5.30m x 3.05m)

Tanked cellar, with window to rear, and mains power and lighting.

First Floor Landing

5' 10" x 2' 11" (1.77m x 0.90m)

Doors to all bedrooms, and family bathroom, with carpet flooring.

Bedroom 1

8' 9" x 12' 5" (2.66m x 3.78m)

Window to front, upright radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 2

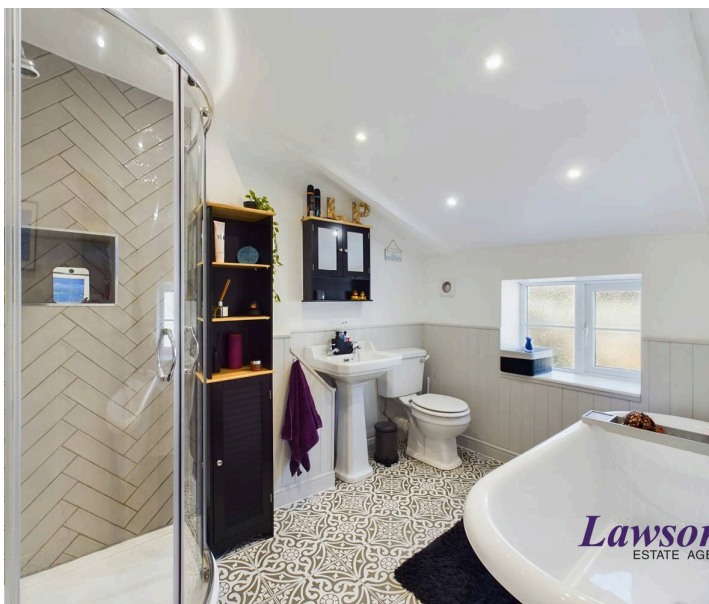
8' 5" x 9' 1" (2.57m x 2.77m)

Window to front, radiator, and carpet flooring.

Bedroom 3

9' 8" x 9' 9" (2.94m x 2.97m)

Window to rear, radiator, and carpet flooring.



Bathroom

7' 6" x 9' 8" (2.29m x 2.95m)

Frosted window to rear, bath with mixer tap and shower attachment over, separate shower cubicle with mixer tap shower over, low level W/C, wash basin with individual taps over, heated towel rail, tiled flooring, and spotlighting.

Side Garden

Mainly laid to shingle with patio area, outside decking area for dining, and gate to front.

Rear Garden

Enclosed rear garden mainly laid to decorative stone.

Parking

The property benefits from on-street parking available on a first come first served basis.

Agents Note

This property falls under a C band for the local council tax and costs approximately £2,024.93 per annum for 2024/25.

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

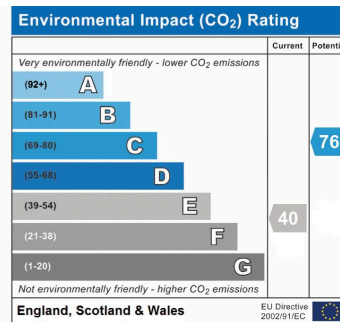
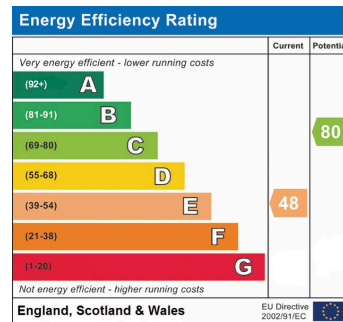
No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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