



Lawsons
ESTATE AGENTS

9 Coltsfoot Way, Thetford
£250,000

9 Coltsfoot Way

Thetford, IP24 2WX

Welcome to this delightful three-bedroom semi-detached house situated in a cul-de-sac within the popular development. This charming property is chain-free and perfectly positioned on a large corner plot, offering stunning forest views. Boasting a garage and driveway, gas heating, a convenient downstairs cloakroom, and a shower room, this home is ideal for families or professionals seeking comfort and style. Don't miss out on this gem, call Lawsons Estate Agents today to arrange a viewing!

Council Tax band: B

Tenure: Freehold

Hallway

3' 7" x 5' 7" (1.08m x 1.70m)

Doors to downstairs cloakroom, lounge and kitchen/diner, carpet flooring, radiator and stairs to first floor landing.

WC

2' 11" x 5' 6" (0.89m x 1.68m)

Window to rear, low level WC, vanity style wash basin with storage under, further wall storage, vinyl flooring and radiator.

Lounge

14' 8" x 14' 4" (4.47m x 4.36m)

Two windows to front, radiator, carpet flooring and built-in fire surround.





Kitchen/Diner

14' 8" x 9' 7" (4.47m x 2.91m)

Window to rear, wall and base units with worktop over, inset one and a half bowl ceramic sink unit with mixer tap over, tiled splashback and tiled flooring. Space for freestanding cooker with cooker hood over, further space for washing machine, dishwasher and fridge/freezer, radiator and French doors to the rear garden.

Landing

3' 6" x 9' 0" (1.07m x 2.75m)

Doors to all bedrooms and shower room, radiator, carpet flooring and built-in wall unit.

Bedroom 1

8' 2" x 11' 1" (2.48m x 3.39m)

Window to front, radiator, carpet flooring, and built-in double wardrobe.

Bedroom 2

8' 2" x 9' 5" (2.48m x 2.88m)

Window to rear, radiator, carpet flooring, built-in double wardrobe and door to airing cupboard.

Bedroom 3

6' 5" x 8' 3" (1.95m x 2.51m)

Window to front, radiator, carpet flooring and loft hatch.

Bathroom

6' 5" x 5' 8" (1.95m x 1.72m)

Window to rear, shower cubicle, low-level WC, wash basin, part wall tiling, carpet flooring, extractor fan, shaving point, radiator and built in wall and base units.

Front Garden

The front garden is mainly laid to shingle with mature shrub and pathway leading to the front door and side gate to rear garden.



Rear Garden

The beautiful rear garden occupies a large corner plot with a stunning woodland backdrop. There is a large patio area that wraps around the property with pathway leading to the single garage and side gate leading to the front garden and driveway. The rest of the garden is mainly laid to lawn with an array of well kept plant and shrub borders, two further patio areas, timber summer house and three timber sheds.

Parking

The property offers off road parking with brick weave driveway leading to the single garage.

Garage

Up and over door to front, power and lights connected with single door to rear garden.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,771.82 per annum for 2024/25.

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 St, Thetford - IP24 2AP

01842 755422 - sales@lawsonsestateagents.co.uk

www.lawsonsestateagents.co.uk

