



**Lawsons**  
ESTATE AGENTS

18 Coriander Drive, Thetford  
£150,000

# 18 Coriander Drive

Thetford, IP24 2XZ

Lawsons Estate Agents are pleased to welcome this quarter house property to the market for sale. Situated on the popular Cloverfield development the accommodation on offer briefly comprises of; entrance hallway, kitchen, lounge / diner, bathroom, and mezzanine bedroom. In addition, the property benefits from an enclosed side garden, and allocated parking.

Council Tax band: A

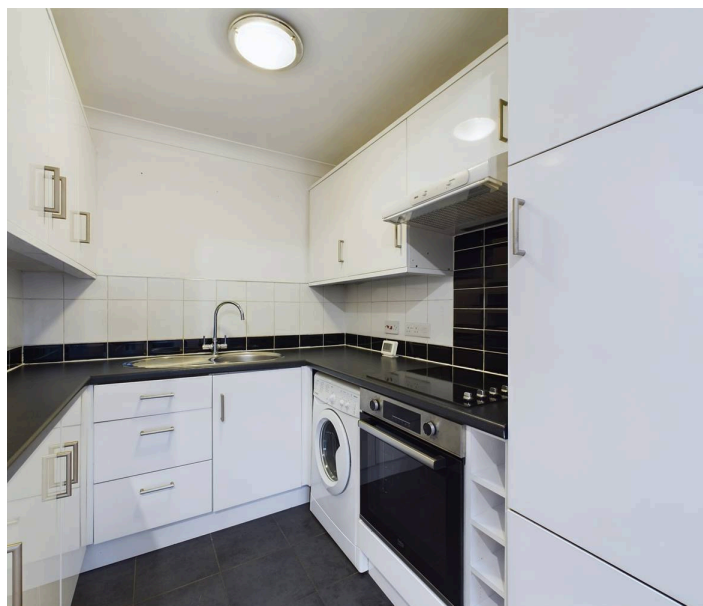
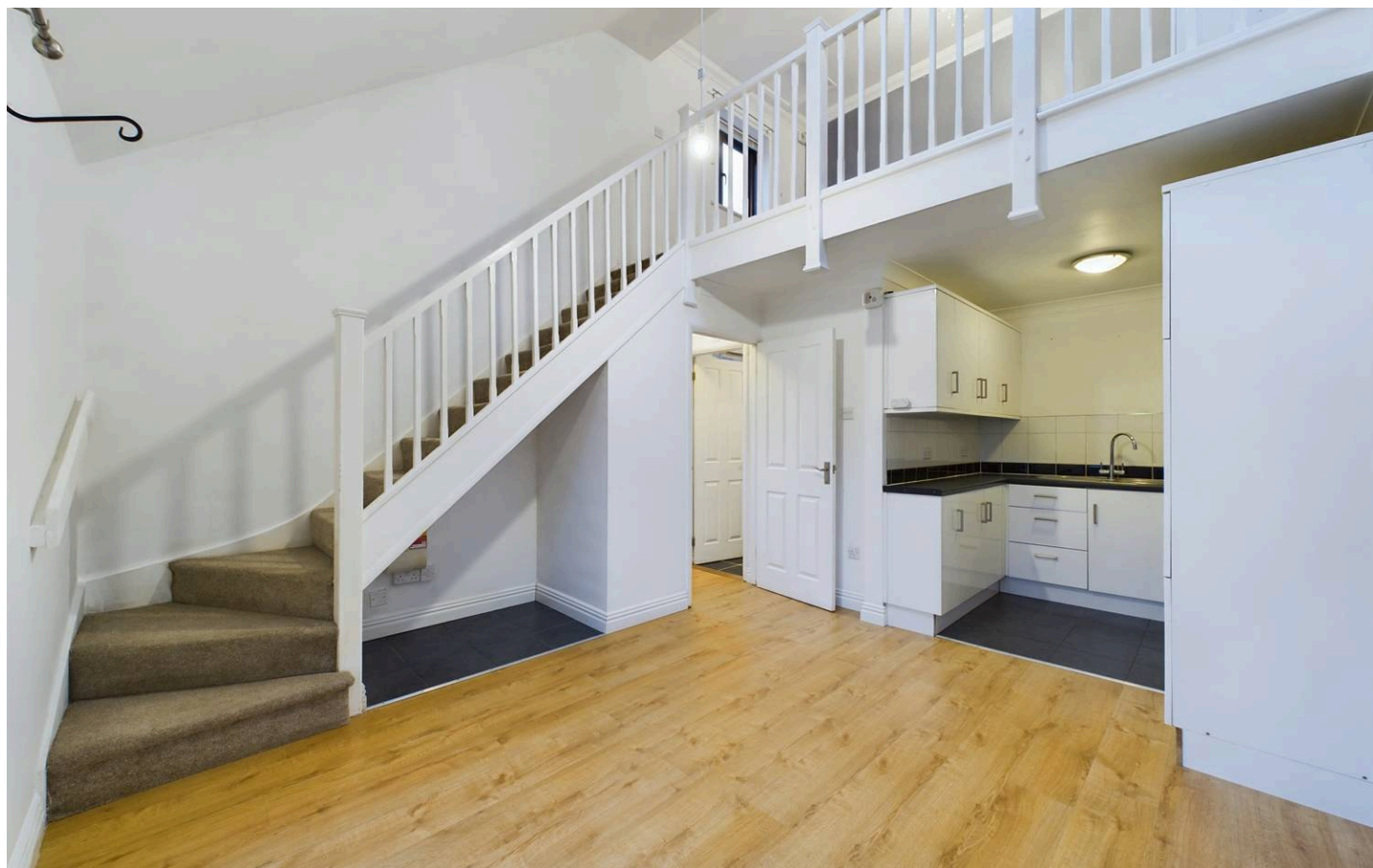
Tenure: Freehold

- MEZZANINE BEDROOM
- ALLOCATED PARKING
- POPULAR CLOVERFIELD DEVELOPMENT
- BATHROOM
- OPEN PLAN LIVING
- KITCHEN
- CLOSE TO TOWN AND AMMENITIES
- EASY ACCESS TO THE A11
- ENCLOSED SIDE GARDEN
- CALL NOW TO VIEW!

## Hallway

4' 8" x 2' 9" (1.42m x 0.83m)

Doors to bathroom and lounge / diner, with wood effect flooring.





### **Bathroom**

5' 8" x 6' 4" (1.72m x 1.92m)

Frosted window to front, bath with mixer tap and separate electric shower over, low level W/C, wash basin with mixer tap over, partial wall tiling, heated towel rail, and tiled flooring.

### **Lounge / Diner**

11' 9" x 13' 3" (3.59m x 4.05m)

Opening to kitchen, with radiator, wood effect flooring, French doors to side garden, and stairs to mezzanine bedroom

### **Kitchen**

6' 4" x 6' 8" (1.92m x 2.02m)

Matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splash backs, integrated electric oven and hob with cooker hood over and fridge freezer, with space for under counter washing machine, and tiled flooring.

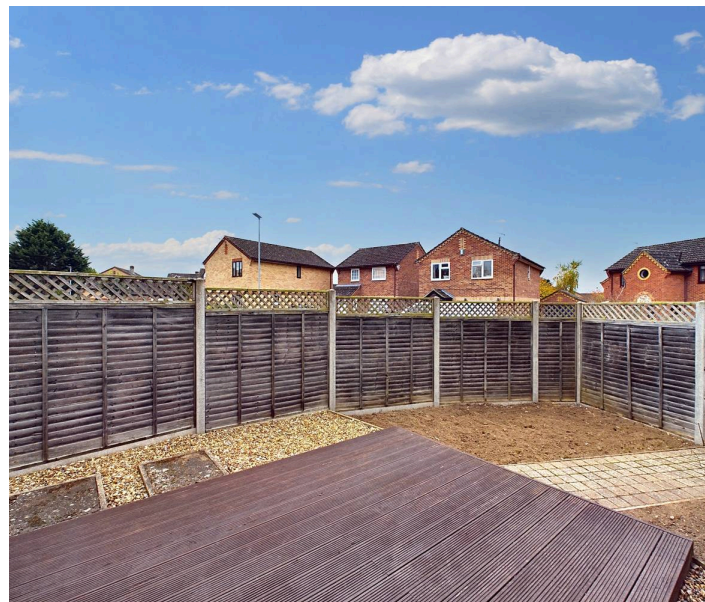
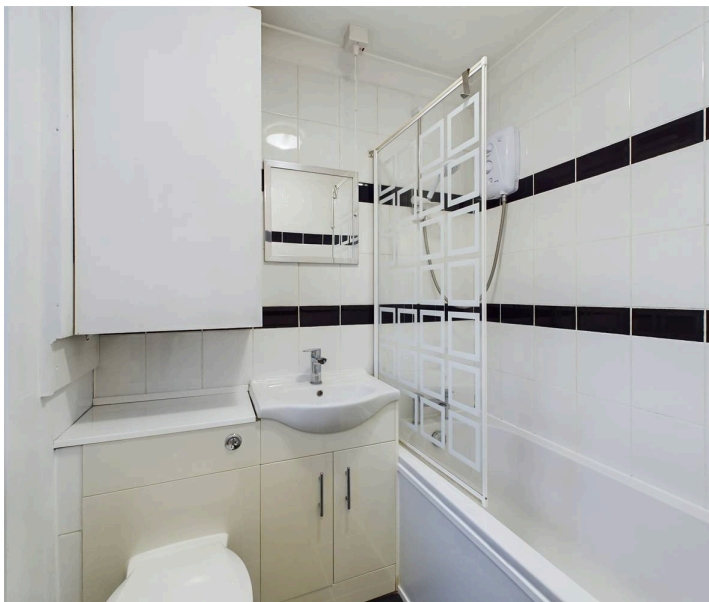
### **Mezzanine Bedroom**

8' 6" x 13' 3" (2.58m x 4.03m)

Window to front, radiator, and wood effect flooring, with further Velux window to side.

### **Front Garden**

Mainly laid to decorative stone, with pathway leading to front door and side access gate to the garden.



## Side Garden

Mainly laid to shingle with decking area, plant bedding area, mature shrubs, and gates to the front of the property and the allocated parking space.

## Parking

The property benefits from 1 allocated parking space to the side of the property providing off-road parking.

## Agents Note

This property falls under an A band for the local council tax and costs approximately £1,518.70 per annum for 2024/25.

The property is sold as seen with the washing machine included.

## 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](mailto:sales@lawsonsestateagents.co.uk)

[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

