



**Lawsons**  
ESTATE AGENTS

**3 Crown House Close, Thetford**  
**£325,000**



# 3 Crown House Close

Thetford, IP24 1AJ

This well-proportioned town house is situated a short distance from the town and amenities which includes the Riverside complex with a cinema, hotel, restaurant & gym. The property is also within walking distance of the train and bus station and an internal viewing is strongly advised to fully appreciate the accommodation on offer which offers around 1,600 sq2 of living space.

Council Tax band: D

Tenure: Freehold

## Hallway

19' 2" x 3' 5" (5.84m x 1.05m)

Doors to downstairs cloakroom, sitting room, kitchen/diner and understairs storage cupboard, radiator, tiled flooring, and stairs to first floor landing.

## Downstairs Cloakroom

6' 7" x 3' 6" (2.01m x 1.06m)

Low level WC, wash basin, radiator, extractor fan and tiled flooring.

## Sitting Room

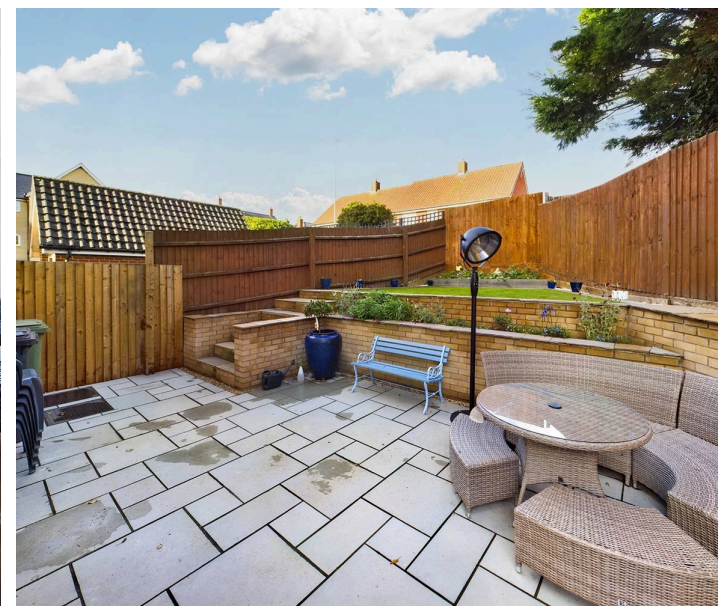
15' 3" x 9' 1" (4.66m x 2.76m)

Dual aspect windows to front and side, radiator, carpet flooring and double doors to kitchen/diner.

## Kitchen / Diner

14' 4" x 16' 8" (4.37m x 5.07m)

Window to rear, wall, and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks and tiled flooring, built-in single oven, gas hob with cooker hood over, further built-in fridge/freezer and dishwasher, wall mounted gas boiler, radiator, double doors to sitting room and French doors to rear garden.







### First Floor Landing

9' 11" x 3' 5" (3.01m x 1.03m)

Doors to lounge, bedroom 4 and bathroom, stairs to second floor landing and carpet flooring.

### Lounge

17' 1" x 16' 7" (5.21m x 5.06m)

Two windows to front, two radiators, gas fire in surround and carpet flooring.

### Bedroom 4

12' 9" x 9' 0" (3.88m x 2.75m)

Window to rear, radiator, and carpet flooring.

### Bathroom

10' 4" x 7' 5" (3.16m x 2.25m)

Window to rear, bath with mixer tap and shower attachment over, separate double width shower cubicle, low level WC, wash basin, part wall tiling, vinyl flooring, radiator, and extractor fan.

### Second Floor Landing

8' 6" x 3' 6" (2.59m x 1.07m)

Doors to bedrooms 1, 2 and 3, airing cupboard housing the hot water cylinder, radiator, carpet flooring and loft hatch.

### Bedroom 1

10' 6" x 16' 8" (3.21m x 5.07m)

Two windows to front, two radiator, carpet flooring and door to en-suite.

### En-Suite

7' 11" x 6' 2" (2.41m x 1.88m)

Window to side, shower cubicle, low level WC, wash basin, part wall tiling, vinyl flooring, radiator, and extractor fan.

### Bedroom 2

11' 11" x 9' 5" (3.63m x 2.86m)

Window to rear, radiator, and carpet flooring.

### Bedroom 3

10' 7" x 7' 1" (3.23m x 2.16m)

Window to rear, radiator, and carpet flooring.





### Front Garden

Mainly laid to brick weaved paving with plant borders and pathway leading to the front door and side gate.

### Rear Garden

Beautifully landscaped by the current owners with large wrap around patio area to the immediate rear with brick walls, raised flower beds, steps to artificial lawn and further bedding plants to the rear, door to garage and gate leading to driveway (The current owners have a hot tub that is not be included in sale).

### Garage

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

### Parking

The property provides off-road parking with a brick weave driveway leading to the single garage.

### Agents Note

This property falls under a band D for the local council tax and costs approximately £2,278.05 per annum for 2024/25. There is a service charge payable of £180.00 per annum. The photos used are for marketing purpose only and was taken before the current tenants moved into the property in July 2023, 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.

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