



Lawsons
ESTATE AGENTS

7 Amelia Opie Way, Thetford
Offers In Excess of **£200,000**

7 Amelia Opie Way

Thetford, IP24 1TS

We are thrilled to present this 3-bedroom end of terrace house, located in the popular Ladies Estate development. Recently redecorated throughout, this lovely property boasts a spacious lounge/diner, perfect for entertaining guests and family gatherings. The kitchen features modern appliances, while the property benefits from gas heating and a convenient downstairs cloakroom. Situated close to schools, this chain-free home offers a wonderful opportunity for families or professionals seeking a comfortable lifestyle in a sought-after neighborhood. Don't miss out, call now to arrange a viewing and secure this fantastic property!

Council Tax band: B

Tenure: Freehold

- Popular Ladies Estate Development
- Newly Redecorated Throughout
- Enclosed Rear Garden
- Gas Heating
- Three Bedrooms
- Chain Free
- Close To Schools
- Lounge/Diner
- Call Now To View!
- Downstairs Cloakroom



**Hallway**

5' 2" x 8' 9" (1.57m x 2.67m)

Doors to downstairs cloakroom, lounge/diner, and under stairs storage cupboard, Doorway to kitchen, laminate flooring, radiator and stairs to first floor landing.

Downstairs Cloakroom

Window to front, low level WC, wash basin and vinyl flooring.

Kitchen

9' 10" x 12' 4" (2.99m x 3.76m)

Window to rear, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splash backs and vinyl flooring. Double tower over, electric hob with cooker hood over, space for washing machine, tumble dryer and under counter fridge and freezer, radiator and door to the rear garden.

Lounge/Diner

10' 0" x 21' 5" (3.04m x 6.54m)

Window to front, two radiators, carpet flooring and sliding patio doors to the rear garden.

Landing

8' 8" x 3' 0" (2.63m x 0.91m)

Doors to all bedrooms, bathroom and airing cupboard, carpet flooring and loft hatch.

Bedroom 1

9' 9" x 12' 7" (2.97m x 3.84m)

Window to rear, radiator and carpet flooring.

Bedroom 2

11' 6" x 11' 5" (3.50m x 3.47m)

Window to rear, radiator and carpet flooring.

Bedroom 3

6' 9" x 9' 11" (2.06m x 3.03m)

Window to front, radiator and carpet flooring.



Bathroom

6' 4" x 5' 7" (1.94m x 1.70m)

Window to front, paneled bath, separate shower cubical, low level WC, wash basin, part wall tiling, vinyl flooring, radiator and extractor fan.

Front Garden

The front garden is mainly laid to lawn, low level hedging to side and pathway leading to the front door.

Rear Garden

The rear garden is mainly laid to lawn with patio area to the immediate rear, and pathway leading to a timber shed and rear gate.

Parking

The property has on road parking with parking bays available on a first come first serve basis.

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.

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

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