



**Lawsons**  
ESTATE AGENTS

**11 Sorrel Drive, Thetford**  
Guide Price £190,000 – £200,000



# 11 Sorrel Drive

Thetford, IP24 2YJ

Nestled in a sought-after area, Lawsons Estate Agents are absolutely thrilled to present to the market this 2 Bedroom Terraced House. Boasting a chain-free status, this property is sure to catch the eye of those looking for their next dream home. The interior features a spacious lounge / diner ideal for entertaining guests, a modern kitchen, and conservatory. The family bathroom offers both style and functionality, while the gas heating ensures warmth throughout. With easy access to the A11, this home is not only beautiful but also conveniently located.

Council Tax band: A

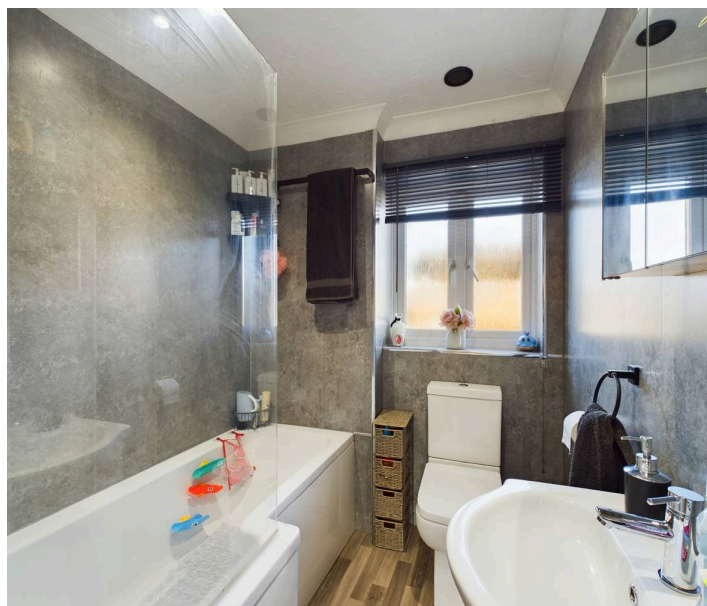
Tenure: Freehold

- TWO BEDROOMS
- TERRACED HOUSE
- CHAIN FREE!
- CONSERVATORY
- GARAGE AND DRIVEWAY
- FAMILY BATHROOM
- EASY ACCESS TO THE A11
- LOUNGE / DINER
- GAS HEATING
- CALL NOW TO VIEW!

## Hallway

6' 10" x 3' 8" (2.09m x 1.11m)

Doors to kitchen and lounge / diner, with radiator, wood effect flooring, and spotlighting.







### **Kitchen**

8' 7" x 7' 11" (2.61m x 2.42m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splash backs, integrated electric oven and gas hob with cooker hood over, wall mounted gas fired boiler, space for freestanding fridge / freezer and washer / dryer, with tile effect flooring, and spotlighting.

### **Lounge / Diner**

15' 5" x 12' 0" (4.70m x 3.66m)

Window and door to conservatory, with radiator, carpet flooring, spotlighting, further door to under stairs storage cupboard, and stairs to first floor landing.

### **Conservatory**

6' 5" x 8' 4" (1.95m x 2.54m)

Windows to all aspects, with radiator, tile effect flooring, and door to rear garden.

### **First Floor Landing**

3' 3" x 3' 1" (0.99m x 0.94m)

Doors to both bedrooms and family bathroom, with carpet flooring, and spotlighting.

### **Bedroom 1**

11' 11" x 9' 6" (3.63m x 2.90m)

Window to rear, with built-in wardrobes, radiator, carpet flooring, and spotlighting.

### **Bedroom 2**

12' 1" x 5' 9" (3.68m x 1.74m)

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

### **Bathroom**

8' 6" x 5' 11" (2.59m x 1.80m)

Frosted window to front, bath with individual taps and separate electric shower over, low level W/C, wash basin with mixer tap over, with heated towel rail, wood effect vinyl flooring, and spotlighting.





## Garage

15' 6" x 8' 4" (4.73m x 2.54m)

Up and over door to front.

## Front Garden

Mainly laid to lawn, with decorative shingle border, and pathway leading to the front door.

## Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area, decking area, and rear access gate to front.

## Parking

The property benefits from a driveway to the front of the single garage, providing off-road parking.

## Agents Note

This property falls under a band A for the local council tax and costs approximately £1,518.70 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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