



**Lawsons**  
ESTATE AGENTS

23 Cunningham Close, Thetford  
£230,000

# 23 Cunningham Close

Thetford, IP24 2TQ

This semi-detached home is situated on a popular development within walking distance of a range of schools and provides easy access to the A11. The accommodation comprises of hallway, living room, dining room, kitchen, downstairs cloakroom, three bedrooms and bathroom. In addition, the property benefits from a beautiful south facing rear garden, single garage, and driveway.

Council Tax band: B

Tenure: Freehold

## Hallway

3' 8" x 7' 9" (1.11m x 2.36m)

Window to front, door to lounge, with radiator, carpet flooring, and stairs to first floor landing.

## Lounge

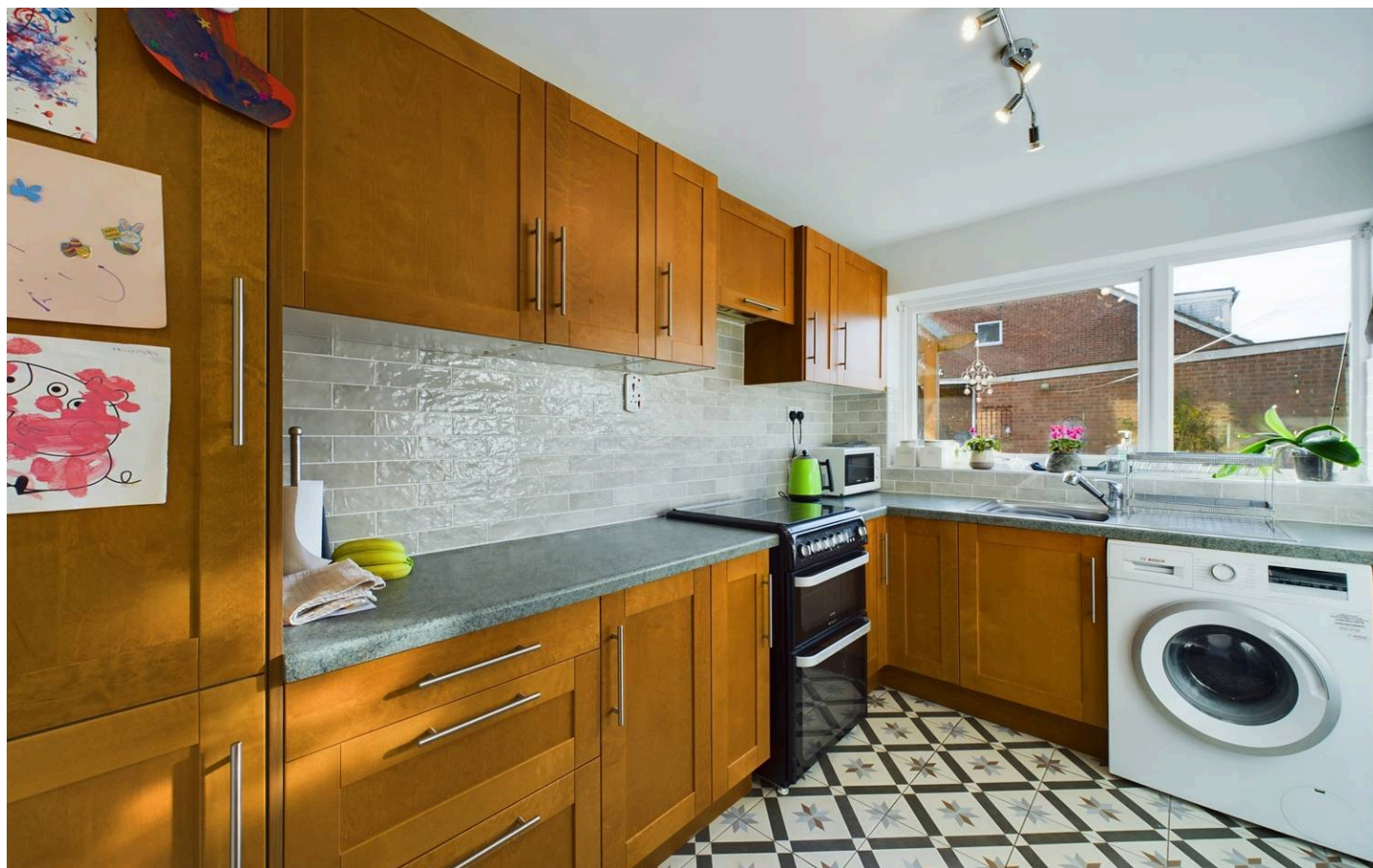
13' 4" x 15' 0" (4.06m x 4.58m)

Window to front, fire surround with electric fire, with radiator, carpet flooring, door to kitchen, and opening to dining room.

## Kitchen

11' 0" x 8' 2" (3.36m x 2.48m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splash backs and tiled flooring, space for freestanding cooker with cooker hood over, further space for washing machine, and fridge freezer, wall mounted gas combination boiler, radiator and doors to downstairs cloakroom and rear garden.





### Dining Room

11' 0" x 9' 6" (3.35m x 2.89m)

French doors with two side windows to rear garden, with radiator, and carpet flooring.

### Downstairs Cloakroom

5' 3" x 2' 7" (1.61m x 0.78m)

Frosted window to side, low level W/C, wash basin with mixer tap and tiled splash back over, with radiator, and tiled flooring.

### First Floor Landing

9' 6" x 2' 8" (2.90m x 0.82m)

Doors to all bedrooms, family bathroom, and large storage cupboard, with radiator, carpet flooring, and access to loft via ceiling hatch.

### Bedroom 1

12' 2" x 10' 0" (3.72m x 3.04m)

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

### Bedroom 2

10' 1" x 9' 4" (3.07m x 2.84m)

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

### Bedroom 3

7' 5" x 8' 8" (2.25m x 2.64m)

Window to rear, with radiator, and carpet flooring.

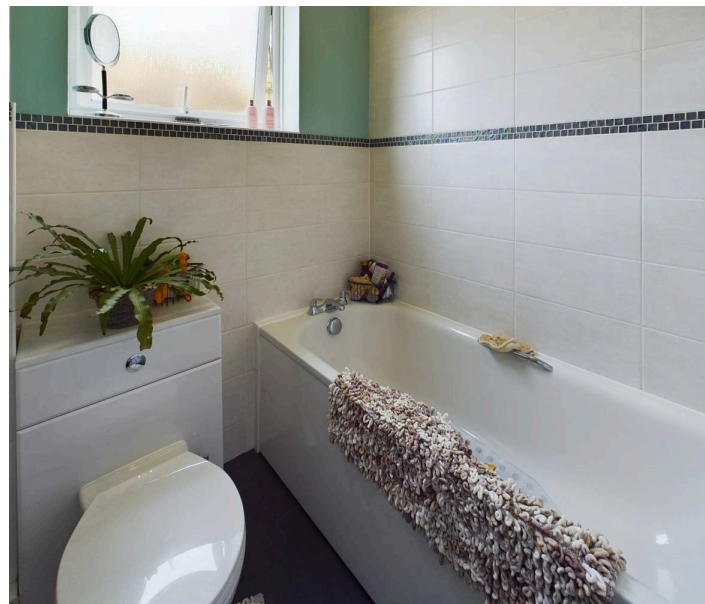
### Bathroom

6' 4" x 5' 8" (1.93m x 1.72m)

Frosted window to side, bath with mixer tap and separate mixer tap shower over, low level W/C with concealed cistern, vanity style wash basin with storage under, partial wall tiling, laminate flooring, and heated towel radiator.

### Front Garden

Mainly laid to shingle, with a selection of plants, fencing to all aspects, with gate to front, and sandstone pathways leading to the front door and side gate.



## Rear Garden

The beautiful south facing rear garden offers a large sandstone patio area with timber pergola, a stunning array of mature plants with the rest being mainly laid to lawn. Outside light, tap, and covered store area which has a door to the single garage and gate leading to the front garden.

## Garage

8' 4" x 17' 2" (2.53m x 5.22m)

Electric roller door to front, mains power and lighting connected, with single door to rear garden.

## Parking

The property offers off-road parking with a driveway located to the rear of the property leading to the single garage.

## 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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