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ESTATE AGENTS

9 Partridge Drive, Thetford
Guide Price £425,000 - £450,000

9 Partridge Drive

Thetford, IP24 2YR

This beautifully presented four bedroom detached family home offers a perfect blend of comfort and space, ideal for family living. The property occupies a prime position located in a quiet cul-de-sac, on one of Thetford's most sought after areas. Don't miss out - CALL NOW TO VIEW and secure your dream home!

Council Tax band: E Tenure: Freehold

Entrance Hallway

3' 5" x 13' 9" (1.05m x 4.19m)

Composite entrance door to front, doors to all ground floor accommodation, radiator, carpet flooring, spotlighting, storage cupboard and stairs to first floor landing.

w/c

2' 10" x 6' 0" (0.87m x 1.83m)

Double glazed frosted window to front, sleek wall to wall fitted bathroom furniture, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, radiator, and LVT flooring.

Kitchen

8' 2" x 15' 4" (2.48m x 4.67m)

Windows to rear and side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over and water softener beneath, cupboard enclosed Worcester boiler, Integrated electric oven & hob with cooker hood over, microwave, fridge / freezer, dishwasher, washing machine, tumble dryer, and bin store, with breakfast bar, wood effect flooring, spotlighting, and doors to dining room and rear garden.

Dining Room

10' 5" x 8' 10" (3.18m x 2.70m)

Window to front, radiator, wood effect flooring, and door returning to the hallway.





Lounge

18' 1" x 12' 2" (5.51m x 3.70m)

Window to rear, feature electric fireplace with surround, with two radiators, wood effect flooring, and French doors to rear garden.

Study

8' 1" x 8' 8" (2.47m x 2.64m)

Window to rear, radiator, and wood effect flooring.

First Floor Landing

15' 11" x 6' 1" (4.84m x 1.85m)

Window to side, doors to all bedrooms, family bathroom, and airing cupboard, with radiator, carpet flooring, spotlighting, and access to loft via ceiling hatch.

Bedroom 1

10' 6" x 12' 10" (3.20m x 3.92m)

Window to rear, built in wardrobes, with radiator, carpet flooring, and door to en-suite.

En-Suite

4' 4" x 9' 1" (1.33m x 2.76m)

Double glazed frosted window to rear, sleek wall to wall fitted bathroom furniture, shower cubicle with Aqualisa shower and separate Aqualisa rainfall shower over, Cyclone extractor fan, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, full wall tiling and LVT flooring, and spotlighting.

Bedroom 2

12' 0" x 9' 2" (3.67m x 2.80m)

Window to rear, radiator, and carpet flooring.

Bedroom 3

10' 5" x 9' 6" (3.18m x 2.89m)

Window to front, radiator, and carpet flooring.

Bedroom 4

9' 1" x 7' 3" (2.77m x 2.22m)

Window to front, radiator, and carpet flooring.



Family Bathroom

6' 8" x 7' 1" (2.04m x 2.17m)

Double glazed frosted window to front, sleek wall to wall fitted bathroom furniture, L Shaped bath with mixer tap, separate Aqualisa shower, and Aqualisa rainfall shower over, shower screen, Cyclone extractor fan, low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall tiling and LVT flooring, and spotlighting.

Double Garage

16' 10" x 17' 0" (5.12m x 5.18m)

The property benefits from an integral double garage, with partial partitioning wall, two up and over doors to the front, and mains power and lighting connected.

Front Garden

Mainly laid to lawn, with driveway leading to the double garage, pathway leading to the front door, with beautiful nature views to the front aspect, and side access gate to the rear garden.

Additional Front Garden

This property boasts an additional front garden, predominantly laid to lawn and with multiple trees, offering stunning natural views that stretch across to the picturesque BTO conservation area.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with mature shrubs, trees, pathway leading to outside dining area laid to patio, with outside tap, two double outside electric sockets, and side access gate to the front.

Parking

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

Agents Note

This property falls under a band E for the local council tax and costs approximately £2,784.28 per annum for 2024/25.

The property is also subject to a £45 annual service charge which goes toward the upkeep of the estate.

The additional front garden is currently lodged at land registry under a separate title of NK404398. 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.

Lawson's Estate Agents
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC