





# 16 Birch Covert

Thetford, IP24 2UL

Nestled in a desirable location, we are thrilled to present this 3-bedroom semi-detached house to the market. The property boasts a spacious lounge/diner, a family bathroom, and a convenient downstairs WC, making it an ideal space for families or those seeking room to entertain. With a garage and driveway, this home offers practicality alongside its charm, while being chain-free adds to its appeal. Its close proximity to town and amenities ensures convenience at your doorstep. Don't miss out on this opportunity - call now to view this gem today!

Council Tax band: B

Tenure: Freehold

## Hallway

4' 3" x 10' 11" (1.29m x 3.33m)

Doors to downstairs WC, kitchen & lounge / diner, laminate flooring, radiator & stairs to first floor landing.

## Downstairs WC

3' 7" x 5' 9" (1.08m x 1.75m)

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







### **Kitchen**

8' 10" x 11' 2" (2.68m x 3.40m)

Window to front, wall and base units with worktop over, inset one and half bowl sink unit with mixer tap over, matching upstand splashback and tiled flooring, built in double oven, gas hob with cooker hood over, built in dishwasher, space for washing machine and fridge freezer, gas boiler located within wall cupboard and radiator.

### **Lounge / Diner**

16' 6" x 13' 4" (5.03m x 4.06m)

Laminate flooring, two radiators, door to under stairs storage cupboard, two windows to rear and French doors to the rear garden.

### **Landing**

3' 10" x 9' 2" (1.18m x 2.80m)

Doors to all bedrooms, bathroom and airing cupboard housing the hot water cylinder, loft hatch and carpet flooring.

### **Bedroom 1**

9' 6" x 11' 5" (2.89m x 3.47m)

Window to rear, radiator, laminate flooring and built in double wardrobe.

### **Bedroom 2**

9' 6" x 10' 11" (2.89m x 3.32m)

Window to front, radiator and laminate flooring.

### **Bedroom 3**

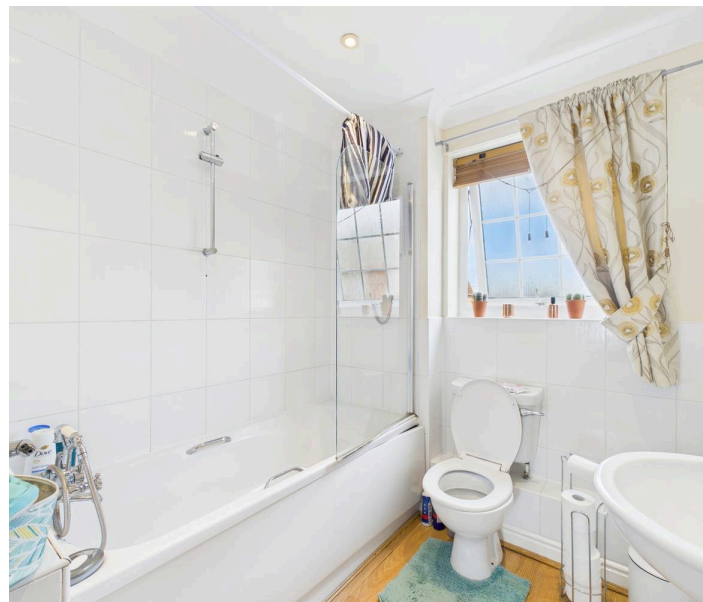
6' 11" x 7' 6" (2.11m x 2.29m)

Window to rear, radiator and laminate flooring.

### **Bathroom**

6' 11" x 7' 6" (2.12m x 2.28m)

Window to front, bath with mixer tap and shower attachment over, electric shower, glass shower screen, low level WC, wash basin, part wall tiling, laminate flooring, heated towel rail, shaving point and extractor fan.



Front Garden

The front garden is mainly laid to pebbles with low level heading and pathway leading to the front door.

Rear Garden

The rear garden has a large patio area to the immediate rear with the rest being laid to decking, raised timber beds, outside tap and door to garage.

Driveway

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

Garage

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

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26.

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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