



28 Columbine Close

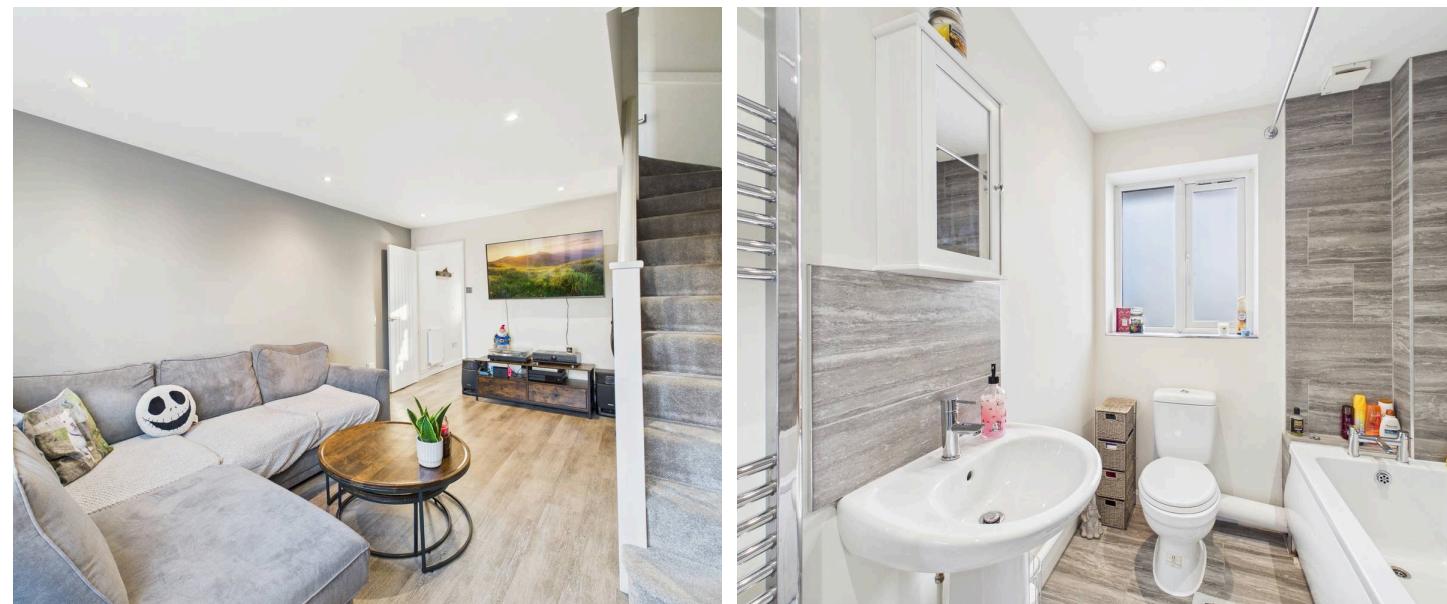
Thetford, IP24 2YF

Two-bedroom mid-terraced house, ideally positioned for easy access to the A11 and just a short distance from the town centre and local amenities, making it a superb choice for first-time buyers or those seeking a convenient lifestyle. The property has been thoughtfully maintained and features a spacious lounge / dining area, perfect for relaxing or entertaining guests, with a modern kitchen to suit every-day needs. Upstairs, two bedrooms provide ample accommodation, complemented by a contemporary family bathroom with stylish fixtures and fittings. Additional practical benefits include gas heating throughout, ensuring warmth and efficiency during the colder months. The property also comes with allocated parking, offering added convenience for residents. With its blend of comfort, location, and modern living, this home is sure to attract a great deal of interest.



Council Tax band: A Tenure: Freehold

- TWO BEDROOMS
- MID-TERRACED HOUSE
- GAS HEATING
- ALLOCATED PARKING
- LOUNGE / DINER
- EASY ACCESS TO THE A11
- CLOSE TO TOWN & AMENITIES
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- CALL NOW TO ARRANGE A VIEWING!





Hallway

6' 6" x 3' 9" (1.99m x 1.15m)

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

Kitchen

8' 8" x 7' 11" (2.63m x 2.41m)

Window to front, fitted with a range of wall and base units with worktop over, inset 1 1/2 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker, washing machine, and fridge / freezer, with tiled flooring, and spot lighting.

Lounge / Diner

15' 6" x 12' 1" (4.72m x 3.68m)

Window to rear, wood effect flooring, with radiator, Chrome finish sockets and switches with dimmable spotlights, door to rear garden, and stairs to first floor landing.

First Floor Landing

3' 3" x 3' 3" (0.98m x 0.98m)

Doors to both bedrooms and family bathroom, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

12' 0" x 12' 1" (3.66m x 3.68m)

Window to rear, with radiator, and carpet flooring.

Bedroom 2

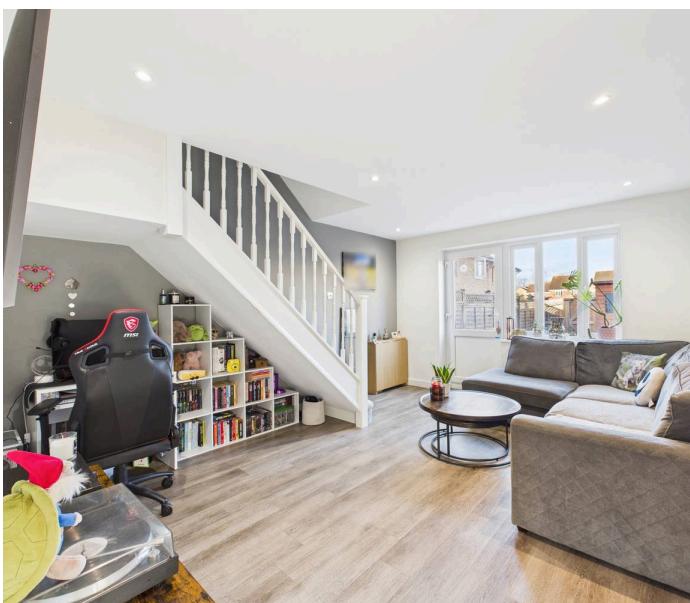
12' 1" x 5' 10" (3.68m x 1.77m)

Window to front, with radiator, and carpet flooring.

Family Bathroom

8' 7" x 5' 10" (2.61m x 1.78m)

Frosted window to front, low level W/C, wash basin with mixer tap and tiled splashback over, bath with mixer tap and separate mixer tap shower over, partial wall tiling, with heated towel rail, tiled flooring, spot lighting, and door to airing cupboard housing the gas fired combination boiler.



FRONT GARDEN

Mainly laid to shingle, with hedging to the side, outside tap, tarmac parking area, covered storm porch with lighting, and pathway leading to the front door.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, with hardstand area for a garden shed, and rear access gate leading to further allocated parking.

Parking

The property benefits from allocated parking to both the front and the rear, for more information, please contact the office. Further on-street parking is available nearby on a first come, first served basis.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,592.77 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.

