



17 Coriander Drive

Thetford, IP24 2XZ

Exquisite 3-bedroom detached house boasting a modern kitchen equipped with integrated appliances, perfect for culinary enthusiasts. Recent refurbishments include a Baxi gas combination boiler, ensuring comfort and efficiency throughout. The addition of a conservatory adds a touch of elegance and extra living space, making it an ideal spot for relaxation or entertainment. Further enhancing the appeal is a garage and driveway, providing secure parking and storage options. With its exceptional features and prime location, this property is a rare find in today's market. Don't miss out on this opportunity - call now to arrange a viewing and secure your dream home!

Council Tax band: C

Tenure: Freehold

Hallway

9' 7" x 3' 0" (2.91m x 0.91m)

Window to front, doors to W/C, lounge, and dining room, with radiator, tiled flooring, and stairs to first floor landing.

w/c

5' 9" x 2' 11" (1.74m x 0.88m)

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

Dining Room

9' 3" x 10' 4" (2.82m x 3.16m)

Window to front, with radiator, wood effect vinyl flooring, and door to kitchen.





Kitchen

8' 6" x 13' 7" (2.60m x 4.15m)

Window to side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric double oven with microwave feature, electric hob with cooker hood over, fridge / freezer, washing machine, and dishwasher, with radiator, wood effect LVT flooring, and doors to lounge, side access pathway, storage cupboard with mains power and lighting, and returning to dining room.

Lounge

18' 1" x 11' 0" (5.52m x 3.36m)

Window to front, with radiator, carpet flooring, single door returning to the hallway, and tri-fold doors to conservatory.

Conservatory

9' 8" x 9' 11" (2.95m x 3.01m)

Windows to all aspects, low level wall surround, with insulated roofing, radiator, tiled flooring, and French doors to rear garden.

First Floor Landing

3' 7" x 8' 10" (1.10m x 2.70m)

Window to rear, doors to all bedrooms, family bathroom, and airing cupboard housing a baxi gas fired combination boiler, with radiator, and carpet flooring.

Bedroom 1

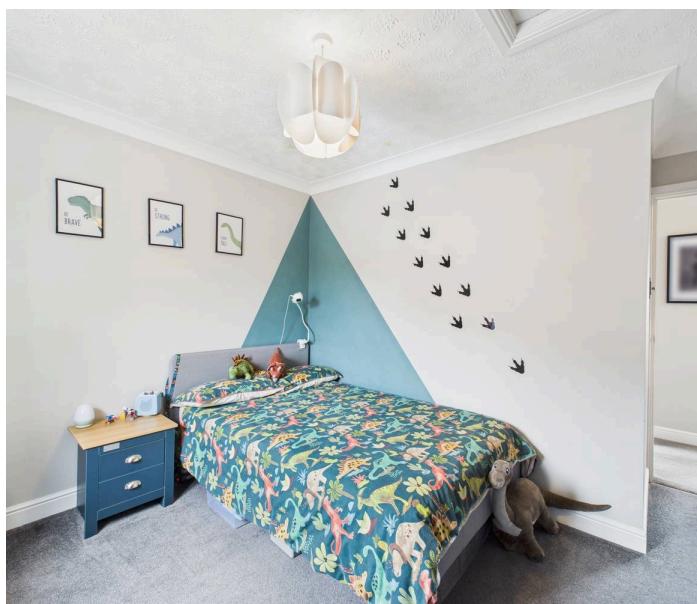
11' 9" x 13' 6" (3.58m x 4.11m)

Window to front, with radiator, carpet flooring, and door to en-suite.

En-suite

5' 10" x 6' 1" (1.79m x 1.85m)

Feature frosted window to front, shower cubicle with mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, wood effect vinyl flooring, and spotlighting.



Bedroom 2

8' 9" x 11' 1" (2.67m x 3.38m)

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

Bedroom 3

9' 3" x 8' 1" (2.81m x 2.47m)

Window to side, built in wardrobe / storage cupboard, with radiator, and carpet flooring.

Family Bathroom

6' 2" x 7' 4" (1.87m x 2.23m)

Frosted window to side, bath unit with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, and tile effect vinyl flooring.

Front Garden

Mainly laid to decorative shingle, with mature shrubs, tree, pathways leading to the front door and side access gate, and driveway leading to the single garage.

Rear Garden

Mainly laid synthetic lawn, with multiple patio areas, pathway leading to the side access gate, with French doors to conservatory, and single door to garage.

Garage

16' 11" x 8' 3" (5.15m x 2.51m)

Up and over door to front, mains power and lighting connected, with single door to rear garden.

Parking

The property benefits from a driveway to the front of the garage, providing off-road parking. Further on-street parking is available on a first come, first served basis.

Agents Note

This property falls under an C band for the local council tax and costs approximately £2,123.69 per annum for 2025/26.



Approximate total area⁽¹⁾

1181 ft²

109.8 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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Energy Efficiency Rating

