



2 Stearne Close

Thetford, IP24 3JF

Three bedroom end-of-terrace house, offering an ideal blend of comfort and convenience in a sought-after location with easy access to the A11. The property boasts a spacious lounge, a conservatory perfect for relaxing or entertaining, a family bathroom, and a kitchen equipped with ample storage and workspace. Gas heating throughout ensures warmth and efficiency, making this home a welcoming retreat all year round. Call now to arrange a viewing and secure your next move.

Council Tax band: A

Tenure: Freehold

Entrance Hallway

3' 3" x 9' 9" (1.00m x 2.97m)

Windows to front and side, openings to kitchen and lounge, with radiator, wood effect flooring, understairs storage cupboard, and stairs to first floor landing.

Kitchen

19' 3" x 5' 1" (5.88m x 1.54m)

Window to conservatory, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, space for freestanding cooker with cooker hood over, fridge / freezer, washing machine, and dishwasher, with radiator, tiled flooring, and door to conservatory.





Conservatory

10' 7" x 21' 10" (3.22m x 6.66m)

Windows to rear, low level wall surround, with radiator, carpet flooring, and French doors to rear garden and lounge.

Lounge / Diner

18' 8" x 11' 0" (5.70m x 3.36m)

Window to front, feature fireplace with surround, with radiator, wood effect flooring, French doors to conservatory, and single door returning to the entrance hallway.

First Floor Landing

3' 5" x 8' 4" (1.03m x 2.53m)

Doors to all bedrooms, family bathroom, and storage cupboard, with wood effect flooring, and access to loft via ceiling hatch.

Bedroom 1

11' 3" x 11' 0" (3.44m x 3.36m)

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

Bedroom 2

12' 1" x 9' 0" (3.68m x 2.75m)

Window to front, with radiator, and carpet flooring.

Bedroom 3

7' 3" x 10' 10" (2.21m x 3.31m)

Window to rear, with radiator, and carpet flooring.

Family Bathroom

6' 3" x 8' 11" (1.91m x 2.71m)

Frosted window to rear, bath with individual taps and separate electric shower over, low level W/C, wash basin with individual taps over, full wall tiling, with tile effect vinyl flooring.



Front Garden

Tiered front garden, mainly laid to decorative shingle, with multiple trees, low level wall surround, and steps leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to patio, with woodchip area, space for large outbuilding, and side access gate to front.

On street

The property benefits from on-street parking 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. Please be advised that there is currently a tenant in situ. For further information, please contact the office.



Anti-Money Laundering Regulations

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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.

