



Lawsons
ESTATE AGENTS

17 Buttercup Close, Thetford
Guide Price £350,000 – £375,000

17 Buttercup Close

Thetford, IP24 2YX

Impressive four-bedroom detached house, perfectly positioned for easy access to the A11 and offering a fantastic blend of modern style and practical family living. The heart of the home is the stunning open plan kitchen and living area, thoughtfully designed for both entertaining and every-day comfort, complete with contemporary appliances and ample workspace. The principal bedroom benefits from its own en-suite, while the additional family bathroom and convenient downstairs W/C ensure comfort for all. Further enhancing the property's versatility, a dedicated study / utility room is ideal for home working or extra storage, and gas heating provides efficient warmth throughout. With its excellent location, spacious layout, and quality finish, this home is sure to appeal to families and professionals alike. Opportunities like this are rare, so call now to arrange your viewing and secure this exceptional property.

Council Tax band: D Tenure: Freehold

Entrance Hallway

13' 2" x 3' 3" (4.01m x 0.98m)

Doors to kitchen / living area, lounge, study / utility room, W/C, and storage cupboard, with radiator, wood effect flooring, and stairs to first floor landing.

Kitchen / Living Area

19' 3" x 22' 9" (5.86m x 6.93m)

Feature bi-fold doors to rear, matching wall and base units with worktop over, central island, inset 1.5 bowl sink unit with mixer tap over, integrated microwave / grill, electric oven, induction hob with cooker hood over, fridge, freezer, and dishwasher, space for dining table and further seating area, with upright radiator, three Velux windows, and spotlighting.





Lounge

16' 7" x 10' 4" (5.05m x 3.14m)

Bay window to front, feature gas fireplace with surround, with radiator, and carpet flooring.

Study / Utility Room

6' 6" x 8' 1" (1.98m x 2.47m)

Window to side, matching wall and base units with worktop over, space for washing machine and tumble dryer, with electric radiator, wood effect flooring, and spotlighting.

W/C

6' 3" x 5' 8" (1.90m x 1.72m)

Frosted window to side, low level W/C, wash basin with mixer tap over and vanity storage beneath, with radiator, and wood effect flooring.

First Floor Landing

5' 9" x 11' 5" (1.76m x 3.47m)

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

Bedroom 1

9' 5" x 12' 4" (2.87m x 3.76m)

Two windows to front, built-in wardrobes, with radiator, carpet flooring, and door to en-suite.

En-suite

5' 5" x 5' 3" (1.64m x 1.60m)

Frosted window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, and wood effect tile flooring.

Bedroom 2

9' 10" x 9' 1" (2.99m x 2.77m)

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

Bedroom 3

12' 11" x 11' 4" (3.93m x 3.46m)

Window to front, with upright radiator, and carpet flooring.

Bedroom 4

5' 9" x 10' 2" (1.74m x 3.11m)

Window to rear, with radiator, and carpet flooring.



Family Bathroom

5' 8" x 6' 6" (1.72m x 1.99m)

Frosted window to side, bath 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 wood effect flooring.

Garage*

8' 10" x 9' 0" (2.70m x 2.74m)

Electric roller door to front, with mains power and lighting connected.

Front Garden

Mainly laid to lawn, with brick weave driveway to garage, and pathway leading to the front door and side access gate to the rear garden.

Rear Garden

Mainly laid to lawn, with patio area to the immediate rear of the property, with space for garden shed, mature shrubs, multiple trees, further area laid to woodchip, and side access gate to the front of the property.

Parking

The property benefits from a brick weave driveway to the front of the garage, providing off-road parking. Further off-street parking bays are available nearby on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,389.15 per annum for 2025/26. *Please be advised that the original garage has been partially reduced in size to accommodate the creation of a study and utility room. Buyers wishing to use the remaining garage space for vehicle storage should ensure it meets their specific requirements.



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.

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

