



**Lawsons**  
ESTATE AGENTS

**3 Sycamore Covert, Thetford**  
**£140,000**

## 3 Sycamore Covert

Thetford, IP24 2UJ

We are delighted to present this two-bedroom top floor apartment, offered chain free and situated within the sought-after Cloverfield development. This well-appointed home boasts an inviting open plan living area, perfect for modern lifestyles, with ample space for both relaxation and dining. Both bedrooms are generous doubles, providing flexible accommodation for professionals, couples, or small families. The property benefits from easy access to the A11, as well as being conveniently close to the town centre and local amenities, making it an ideal choice for commuters and those seeking convenience.

Council Tax band: A

Tenure: Leasehold

- TOP FLOOR APARTMENT
- CHAIN FREE
- COMMUNAL GARDENS
- ALLOCATED PARKING
- POPULAR CLOVERFIELD DEVELOPMENT
- CLOSE TO THE TOWN AND AMENITIES
- TWO DOUBLE BEDROOMS
- EASY ACCESS TO THE A11
- OPEN PLAN LIVING
- CALL NOW TO VIEW!





### Lounge

9' 6" x 19' 2" (2.90m x 5.83m)

Window to front, two electric storage heaters, carpet flooring, intercom system and opening to kitchen and inner hallway.

### Kitchen

9' 5" x 8' 10" (2.88m x 2.70m)

Window to rear, wall and base units with worktop over, inset one and half bowl sink unit with mixer tap over, matching upstand splashbacks, tiled flooring, built in single oven, electric hob with cooker hood over, space for washing machine, and fridge freezer.

### Inner Hallway

6' 0" x 6' 9" (1.84m x 2.06m)

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

### Bedroom 1

11' 11" x 11' 4" (3.64m x 3.46m)

Two windows to rear and window to side, carpet flooring and built in double wardrobe.

### Bedroom 2

11' 10" x 9' 6" (3.61m x 2.89m)

Window to front and side, carpet flooring and electric heater.

### Bathroom

5' 6" x 6' 9" (1.68m x 2.06m)

Window to side, bath with mixer tap and shower attachment over, low level WC, wash basin, part wall tiling, vinyl flooring, fan heater, shaving point and extractor fan.



### Communal Garden

The communal grounds are mainly laid to lawn with mature hedging and bin store.

### Allocated parking

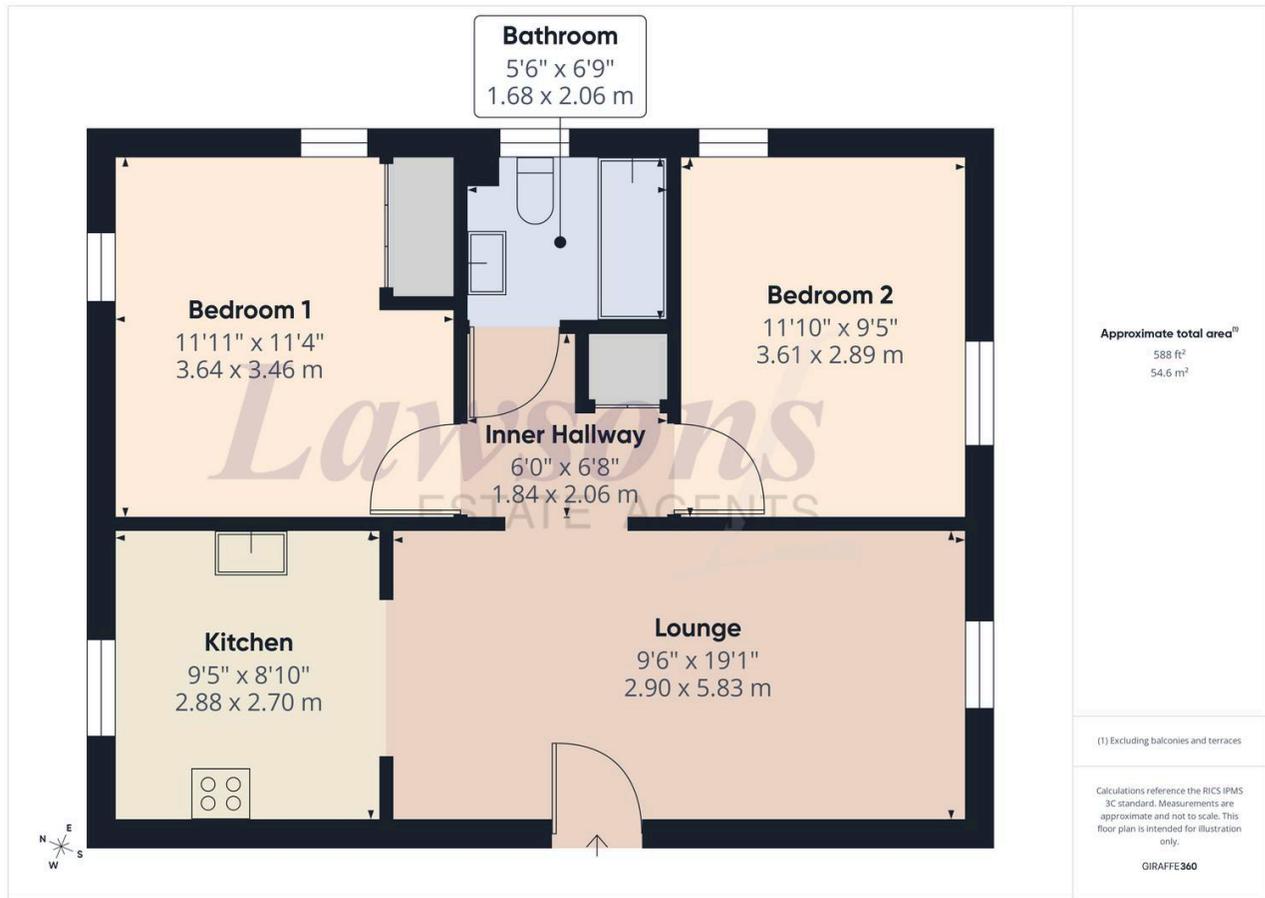
The property comes with one allocated parking space located to the front of the building.

### Leasehold Information

We are advised that the ground rent and service charges are currently £660.00 per annum and the Lease was 125 Years from new and has approximately 102 Years remaining. For more information, please contact the office.

### Agents Note

This property falls under a band A 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

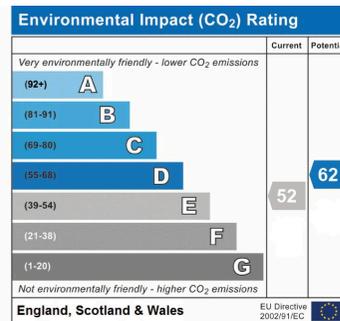
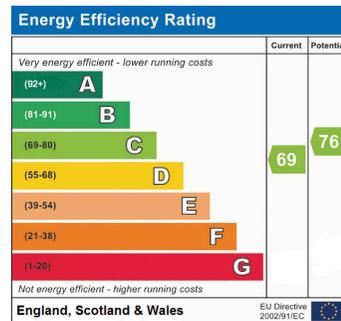
Strictly by an appointment via Lawson's Estate Agents 01842 755422.

### 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.



Lawson's Estate Agents

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