



Lawsons
ESTATE AGENTS

6 Rowan Close, Thetford
Guide Price £190,000 – £200,000

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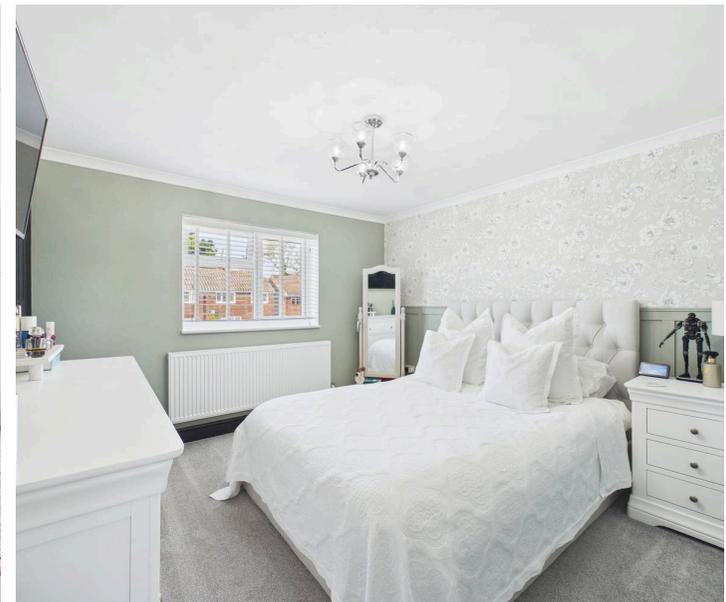
Thetford, IP24 3EU

We are delighted to present this beautifully renovated mid-terraced house, perfectly positioned with easy access to the A11 - making it an ideal first-time buy. The current owners have thoughtfully updated the property throughout, including a modern kitchen equipped with contemporary appliances and a stylish bathroom featuring sleek finishes. The generous lounge/diner is enhanced by a striking media wall with an electric fire, creating a warm and inviting atmosphere perfect for relaxing or entertaining.

Council Tax band: A

Tenure: Freehold

- EASY ACCESS TO THE A11
- MID TERRACE HOUSE
- IDEAL FIRST TIME BUY
- GAS HEATING
- MODERN KITCHEN
- STYLISH BATHROOM
- FULLY RENOVATED BY THE CURRENT OWNERS
- LOUNGE / DINER
- MEDIA WALL WITH ELECTRIC FIRE
- CALL NOW TO VIEW!





Kitchen

11' 11" x 18' 8" (3.62m x 5.68m)

Windows to front and rear, wall and base units with worktop over, inset one bowl ceramic sink unit with mixer tap over, tiled splashbacks and LVT flooring with underfloor heating, space for freestanding range cooker with cooker hood over, further space for washing machine, dishwasher and American style fridge freezer, door to understairs storage cupboard, large pantry style cupboards, door to lounge, rear garden and stairs to first floor landing.

Lounge / Diner

9' 8" x 18' 7" (2.94m x 5.66m)

Window to front, radiator, LVT flooring, built in media wall with electric fire, and sliding patio doors to the rear garden.

Landing

8' 2" x 3' 3" (2.50m x 0.99m)

Doors to all bedrooms & bathroom, carpet flooring and radiator.

Bedroom 1

11' 0" x 11' 6" (3.35m x 3.50m)

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

Bedroom 2

9' 0" x 10' 2" (2.75m x 3.11m)

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

Bedroom 3

11' 1" x 7' 3" (3.38m x 2.22m)

Window to rear, radiator, carpet flooring and built-in wardrobe/airing cupboard housing the gas combination boiler.



Bathroom

8' 11" x 6' 5" (2.73m x 1.95m)

Window to rear, bath with mixer tap and shower over, low-level WC, vanity style wash basin with storage under, vinyl flooring, part wall tiling, heated towel rail and two storage cupboards.

Front Garden

The front garden is mainly laid to decorative stone, low level picket fencing with single gate and pathway leading to the front door, further double gates lead to a secure bike store.

Rear Garden

The rear garden is mainly laid to patio, with pebble borders' and large timber shed with power connected.

Parking

The property offers on road parking with parking bays available on a first come first serve basis.

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.

Lawsons Estate Agents

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