



**Lawsons**  
ESTATE AGENTS

**86 Melford Bridge Road, Thetford**  
Guide Price £260,000 – £270,000

# 86 Melford Bridge Road

Thetford, IP24 2HG

This beautifully renovated 3-bedroom detached, and chain-free property combines character with open-plan living, contemporary design and cosy living spaces. Located in a quiet and well sought-after residential area, overlooking the peaceful green surroundings of Melford Common.

Featuring 3 bedrooms, a modern shower room and newly-fitted Howden's kitchen, with solid oak worktops and integrated appliances, flowing seamlessly into the open-plan dining and living areas. Outside, enjoy a private garden, complete with an outbuilding with power and lighting—perfect for either a workshop or easily converted into an office space. With excellent transport links close by, including easy access to the A11, this chain-free, move-in-ready home is a must-see; perfect for first-time buyers, small families or those looking for an investment property. Don't miss this opportunity to make this beautiful house your new home—contact Lawsons Estate Agents now to book your viewing!

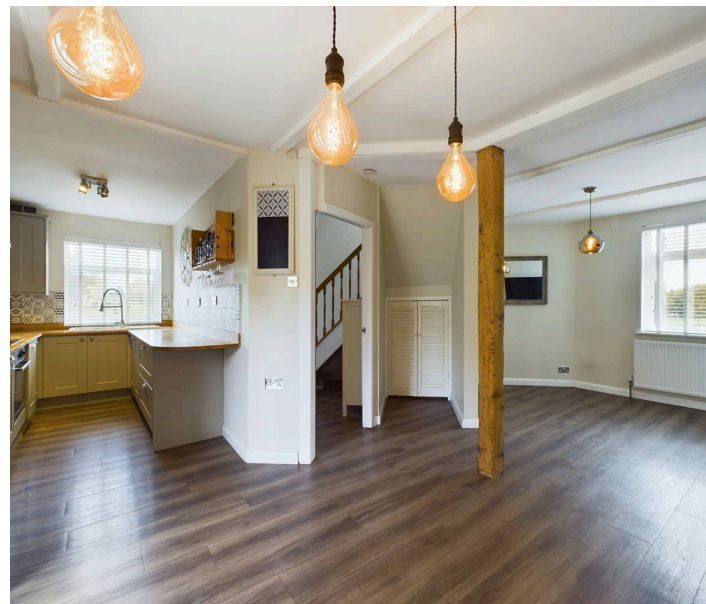
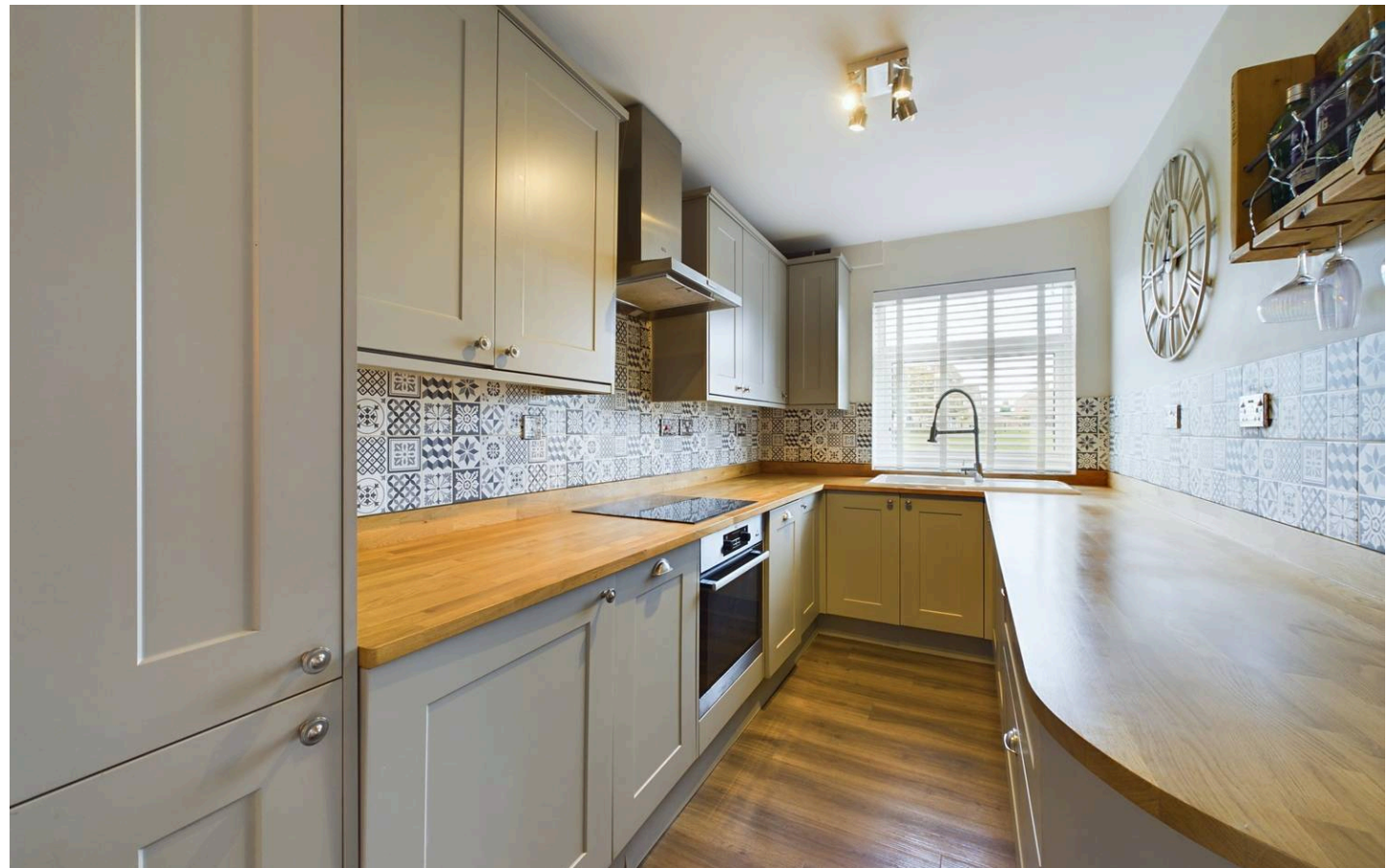
Council Tax band: C

Tenure: Freehold

## Hallway

4' 9" x 11' 7" (1.46m x 3.54m)

Door to open plan living area, with radiator, opening to understairs storage, wood effect LVT flooring, spotlighting, and stairs to first floor landing.





### Lounge

13' 11" x 12' 3" (4.23m x 3.73m)

Window to side, radiator, and wood effect LVT flooring.

### Dining Area

7' 11" x 10' 0" (2.42m x 3.06m)

Openings to kitchen and lounge areas, with radiator, wood effect LVT flooring, understairs storage cupboard with shutters, and French doors to side garden.

### Kitchen

6' 9" x 10' 11" (2.05m x 3.33m)

Window to front, newly-fitted Howden's Kitchen with shaker-style cabinet units including pull-out larder and pan drawers, with solid Oak worktop, inset 1 bowl Belfast sink unit with drainage area and mixer tap, tiled splashbacks, Integrated electric fan oven with Induction Hob and stainless-steel extractor fan, Integrated 60:40 fridge / freezer, slimline dishwasher, and space for a washing machine, gas combination boiler with Nest Thermostat housed in matching cabinet, and wood effect LVT flooring.

### First Floor Landing

2' 10" x 2' 9" (0.86m x 0.85m)

Doors to all bedrooms and family bathroom, with carpet flooring.

### Bedroom 1

10' 11" x 10' 2" (3.32m x 3.09m)

Window to side, radiator, and carpet flooring.

### Bedroom 2

13' 0" x 11' 1" (3.96m x 3.39m)

Window to side overlooking the green surrounds of Melford common, radiator, and carpet flooring.

### Bedroom 3

9' 6" x 6' 11" (2.89m x 2.11m)

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



## Shower Room

12' 5" x 4' 0" (3.78m x 1.21m)

Frosted window to front, tiled shower cubicle with fixed rainfall drencher head and additional shower head over, low level W/C, wash basin with mixer tap and tiled splashback, with heated towel rail, door to airing cupboard, vinyl flooring, and spotlighting.

## Agents Note

This property falls under a band C for the local council tax and costs approximately £2,024.93 per annum for 2024/25.

## Front Garden

Low level wall to front, with pathway leading to the front door, and driveway with side access gate to the rear garden.

## Rear Garden

Laid to decorative shingle, with hardstanding outside dining area to the immediate side, outbuilding with mains power and lighting connected, and side gate returning to the front of the property.

## Parking

The property benefits from a driveway to the side, providing off-road parking.

## 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 St, Thetford - IP24 2AP

01842 755422 - [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)

[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

