



3 Fairfields

Thetford, IP24 1JL

This 3-bedroom mid-terraced house is situated in a desirable location near schools and a leisure centre, this property offers a perfect blend of convenience and comfort. The interior features a spacious lounge / diner, a conservatory for relaxation, a family bathroom, a separate downstairs W/C, and gas heating for added convenience. With a garage and driveway, parking will never be an issue. Don't miss the chance to call this place your home sweet home!

Council Tax band: B

Tenure: Freehold

Entrance Hallway

4' 9" x 8' 2" (1.44m x 2.49m)

Doors to inner hallway, garage, and under stairs storage cupboard, with radiator, and wood effect flooring.

Inner Hallway

8' 4" x 5' 4" (2.55m x 1.63m)

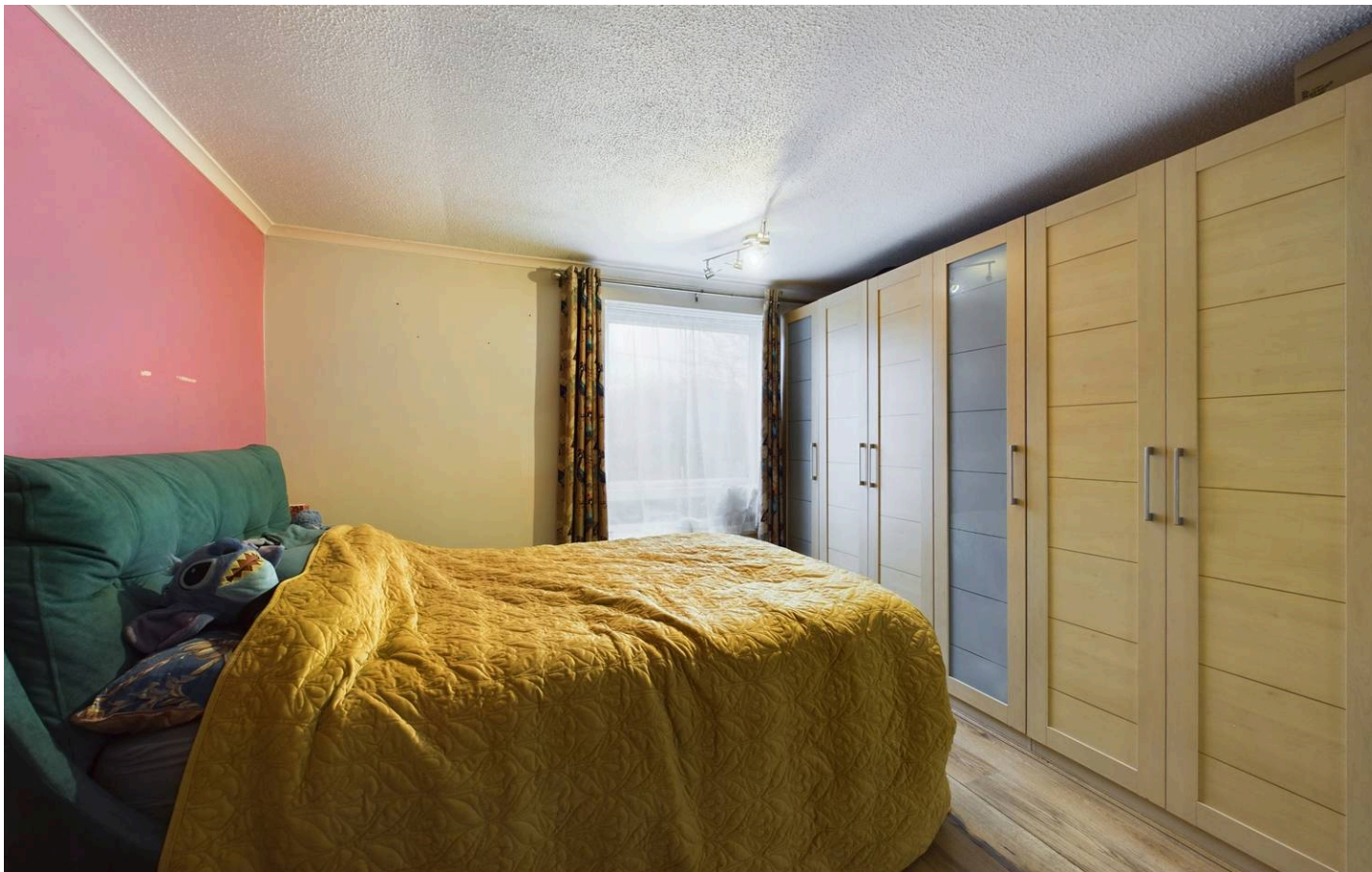
Doors to W/C, lounge / diner, and two further storage cupboards, with opening to kitchen, radiator, wood effect flooring, and stairs to first floor landing.

Kitchen

12' 2" x 10' 0" (3.70m x 3.04m)

Opening to conservatory, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob, space for freestanding fridge / freezer and dishwasher, with upright radiator, and wood effect flooring.





Lounge / Diner

21' 0" x 10' 6" (6.40m x 3.20m)

Window to front, two radiators, wood effect flooring, and French doors to rear garden.

W/C

5' 3" x 2' 9" (1.59m x 0.85m)

Frosted window to front, low level W/C, wash basin with mixer tap over, and tiled flooring.

Conservatory

9' 5" x 7' 8" (2.86m x 2.34m)

Windows to all aspects, space for tumble dryer, with radiator, tiled flooring, and door to rear garden.

First Floor Landing

2' 9" x 9' 10" (0.84m x 2.99m)

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

Bedroom 1

10' 5" x 11' 5" (3.17m x 3.47m)

Window to rear, with built-in wardrobes, upright radiator, and wood effect flooring.

Bedroom 2

12' 2" x 9' 11" (3.71m x 3.03m)

Window to rear, radiator, and carpet flooring.

Bedroom 3

10' 3" x 6' 11" (3.12m x 2.11m)

Window to front, radiator, and carpet flooring.

Family Bathroom

5' 7" x 9' 9" (1.70m x 2.96m)

Window to front, bath with individual taps and separate shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, heated towel rail, full wall tiling, and tile effect vinyl flooring.



Garage

20' 6" x 8' 5" (6.24m x 2.56m)
Up and over door to front, mains power and lighting connected, with single door to entrance hallway.

Front Garden

Mainly laid to shingle, with mature trees, shrubs, pathway leading to the front door, and driveway leading to the garage.

Rear Garden

Enclosed rear garden, with covered patio, decorative stone area, lawn area, and plant bedding areas.

Parking

The property benefits from a driveway to the front of the garage proving off-road parking.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,771.82 per annum for 2024/25.

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.

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