



Lawsons
ESTATE AGENTS

42 Woodruff Road, Thetford

Guide Price £210,000 – £220,000

42 Woodruff Road

Thetford, IP24 2TX

GUIDE PRICE £210,000 – £220,000. This chain free 2-bedroom semi-detached house, boasts a family bathroom and separate W/C for added convenience. The property features a spacious lounge / diner, gas heating, and a sleek EV charging point, perfect for eco-conscious residents. Situated with easy access to the A11, this home also offers front and rear gardens, plus a driveway for hassle-free parking. Don't miss out on this fantastic opportunity – call now to view this gem!

Council Tax band: B

Tenure: Freehold

- TWO BEDROOMS
- CHAIN FREE
- SEMI-DETACHED
- FAMILY BATHROOM & SEPERATE W/C
- EV CHARGING POINT
- LOUNGE / DINER
- FRONT & REAR GARDENS
- EASY ACCESS TO THE A11
- DRIVEWAY
- CALL NOW TO VIEW!

Hallway

3' 6" x 12' 2" (1.07m x 3.72m)

Doors to W/C, lounge, and under stairs storage cupboard, with radiator, wood effect flooring, and stairs to first floor landing.





W/C

2' 9" x 5' 5" (0.85m x 1.65m)

Low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and tiled flooring.

Kitchen

6' 5" x 12' 1" (1.96m x 3.69m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas combination boiler, integrated electric oven and gas hob with cooker hood over, and dishwasher, space for freestanding fridge / freezer and washing machine, with breakfast bar, radiator, and wood effect flooring.

Lounge / Diner

13' 4" x 11' 1" (4.06m x 3.38m)

Patio doors to rear, with radiator, and wood effect flooring.

First Floor Landing

3' 1" x 6' 4" (0.95m x 1.93m)

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

Bedroom 1

11' 5" x 8' 6" (3.47m x 2.60m)

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

Bedroom 2

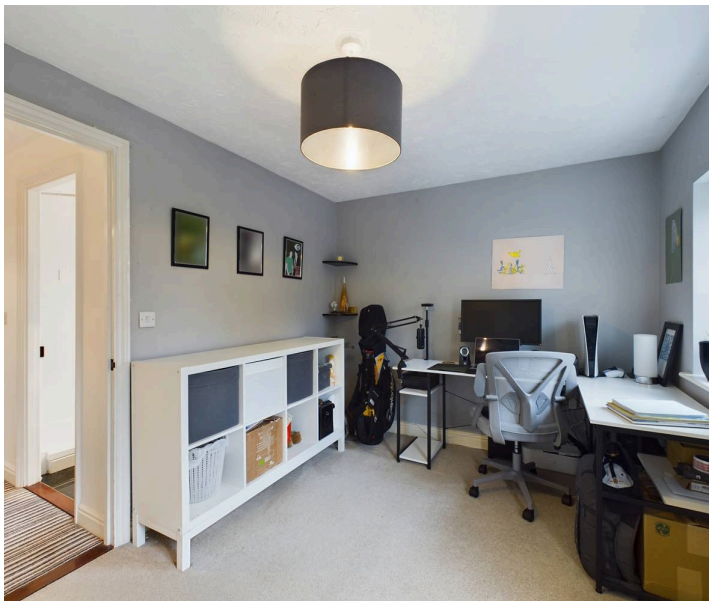
11' 3" x 8' 7" (3.44m x 2.61m)

Two windows to front, built-in wardrobe and storage cupboard, with radiator, and carpet flooring.

Shower Room

6' 6" x 6' 6" (1.97m x 1.97m)

Frosted window to side, walk-in shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, partial wall tiling, with heated towel rail, and tiled flooring.



FRONT GARDEN

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

REAR GARDEN

Mainly laid to lawn, with an array of mature shrubs, raised flowerbeds, two patio areas for outside dining, and side access gate to the front of the property.

Parking

The property benefits from a driveway to the side, with space for multiple vehicles, and wall mounted electric vehicle charging point.

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.

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

