



11 Durham Way

Thetford, IP24 1DT

We are thrilled to present this Three bedroom mid-terraced house, ideally situated with easy access to the A11 and close to town amenities. Boasting a modern kitchen/diner, three bedrooms, and a recently fitted shower room, this chain-free property is the epitome of comfortable living. The enclosed rear garden offers a tranquil escape, perfect for outdoor gatherings. The property also includes a garage and driveway, providing convenient off-road parking. Don't miss out on this gem - call now to secure a viewing!

Council Tax band: A

Tenure: Freehold

Hallway

3' 1" x 17' 1" (0.94m x 5.21m)

Door to downstairs cloakroom, vinyl flooring, stairs to first floor landing, doorway to kitchen/diner and door to airing cupboard housing the hot air heating system.

Wc

3' 1" x 6' 3" (0.93m x 1.91m)

Window to front, low-level WC, wash basin and vinyl flooring.





Kitchen / Diner

8' 5" x 16' 9" (2.56m x 5.11m)

Window to front, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks and vinyl flooring. Built in single oven, gas hob with cooker hood over, space for washing machine and fridge freezer, with opening to lounge.

Lounge

14' 10" x 10' 10" (4.53m x 3.30m)

Carpet flooring and sliding patio doors to the rear garden.

Landing

3' 1" x 12' 9" (0.95m x 3.89m)

Doors to all bedrooms, shower room, airing cupboard housing the hot water cylinder and double doors to further storage cupboard, carpet flooring and loft hatch.

Bedroom 1

8' 6" x 13' 11" (2.60m x 4.25m)

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

Bedroom 2

8' 5" x 12' 10" (2.57m x 3.92m)

Window to front, carpet flooring and built in wardrobes.

Bedroom 3

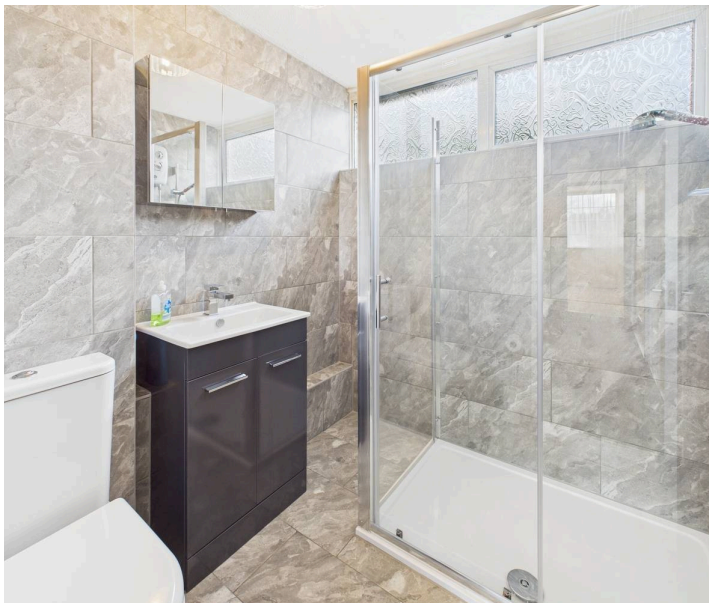
6' 3" x 10' 10" (1.91m x 3.31m)

Window to rear.

Bathroom

6' 4" x 6' 9" (1.92m x 2.06m)

Recently fitted showroom offering large shower cubicle with electric shower over, low-level WC, vanity style wash basin with storage under, fully tiled walls and floor, and window to front.



Front Garden

The front garden is mainly laid to shingle with plant borders and pathway leading to the front door.

Rear Garden

The rear garden is mainly laid to patio with shingle and plant boards, rotary washing line and gate to the rear.

Garage

The single garage has up and over door to front.

Driveway

The property offers off road parking with driveway leading to the single garage.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,518.70 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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