



Lawsons
ESTATE AGENTS

34 Williamson Crescent, Thetford
£200,000

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Thetford, IP24 3BE

This 3-bedroom End Of Terrace House, ideally located close to town and amenities boasts a spacious interior featuring a family bathroom, separate W/C, dining room, and utility / store room. The house offers conveniences such as gas heating, providing a warm and welcoming atmosphere. Easy access to the A11 & A134 ensures convenient commuting options, making this home a perfect choice for families or professionals seeking comfort and accessibility. Call now to arrange a viewing!

Council Tax band: A

Tenure: Freehold

Hallway

11' 3" x 6' 7" (3.44m x 2.00m)

Frosted window to front, doors to lounge, kitchen, and understairs storage cupboard, with radiator, and stairs to first floor landing.

Lounge

11' 3" x 14' 8" (3.44m x 4.46m)

Bay window to front, further frosted window to side, with radiator, and carpet flooring.

Kitchen

9' 8" x 12' 2" (2.95m x 3.72m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splash backs, space for American style fridge / freezer, freestanding cooker, and dishwasher, with radiator, tiled flooring, and doors to dining room and lobby.





Dining Room

9' 9" x 8' 11" (2.96m x 2.73m)

Window to rear, wall mounted gas fired boiler, with radiator, and carpet flooring.

Lobby

5' 0" x 7' 5" (1.53m x 2.25m)

Window to side, with opening to utility / store room, with tile effect flooring, and doors to W/C and rear garden.

W/C

4' 9" x 2' 9" (1.46m x 0.85m)

Frosted window to side, with low level W/C, and wash basin with tiled splash back over.

Utility / Store Room

11' 1" x 8' 0" (3.38m x 2.44m)

Window to rear, space for freestanding freezer and washing machine, with carpet flooring, and door to rear garden.

First Floor Landing

7' 4" x 6' 5" (2.23m x 1.95m)

Doors to all bedrooms, and family bathroom, with wood effect flooring, door to airing cupboard housing the hot water cylinder, and access to loft via ceiling hatch.



Bedroom 1

10' 11" x 9' 2" (3.32m x 2.80m)

Windows to front and side, opening to wardrobe / storage cupboard, with radiator, and wood effect flooring.

Bedroom 2

8' 7" x 12' 8" (2.61m x 3.85m)

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

Bedroom 3

7' 10" x 11' 11" (2.40m x 3.62m)

Window to front, with radiator, wood effect flooring, and door to over stairs storage cupboard.

Bathroom

5' 6" x 6' 5" (1.68m x 1.95m)

Frosted window to rear, bath with individual taps and separate electric shower over, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and vinyl flooring.

Front Garden

Mainly laid to shingle and synthetic lawn, with gravel grids for parking, and pathways leading to the front door and side access gate.

Rear Garden

Generous rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, hardstanding area suitable for a garden shed, and side access gate to the front of the property.

Parking

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

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,592.77 per annum for 2024/25.

The property is currently let with tenant in situ.

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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