





# 30 Station Road

Thetford, IP24 1AH

Nestled in a prime location with easy access to the A11 & A134, this charming 3-bedroom mid-terraced house boasts a lounge, separate dining room, a kitchen, and a family shower room, this property offers comfortable living spaces perfect for families or professionals. With gas heating, enclosed rear garden, and proximity to bus and train stations, convenience and comfort are at the forefront of this home's appeal. Don't miss out on this opportunity, call now to arrange a viewing and secure your new home!

Council Tax band: A / Tenure: Freehold

## Hallway

2' 10" x 13' 1" (0.86m x 3.99m)

Frosted window to front, with electric radiator, carpet flooring, doors to lounge and dining room, and stairs to first floor landing

## Lounge

9' 6" x 10' 2" (2.89m x 3.11m)

Bay window to front, feature fireplace with surround, with carpet flooring, and frosted window to dining room.

## Dining Room

12' 9" x 12' 2" (3.89m x 3.70m)

Frosted window to side and lounge, with electric radiator, carpet flooring, opening and hatch to kitchen, patio door to rear garden, and further door to understairs storage cupboard.







### **Kitchen**

6' 2" x 9' 3" (1.88m x 2.83m)

Window to rear garden, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splash backs, space for freestanding fridge / freezer and under counter dishwasher, with tiled flooring, and door to lobby.

### **Lobby**

6' 3" x 2' 5" (1.91m x 0.73m)

Wall mounted storage cupboard, electric radiator, doors to kitchen, shower room, and rear garden, with tiled flooring.

### **Shower Room**

5' 7" x 6' 9" (1.70m x 2.06m)

Frosted window to side, walk-in shower cubicle with electric shower over, low level WC, wash basin with mixer tap over, partial wall tiling, wall mounted fan heater, heated towel rail, and tiled flooring.

### **Laundry Room**

5' 11" x 2' 8" (1.81m x 0.82m)

Mains power and lighting connected, with space for washing machine, and tumble dryer.

### **First Floor Landing**

3' 0" x 12' 2" (0.91m x 3.72m)

Doors to all bedrooms, with electric radiator, carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

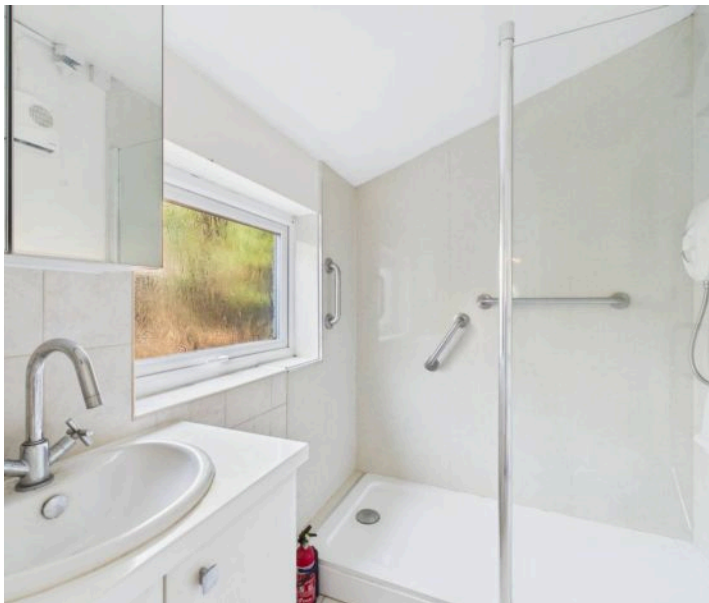
12' 8" x 10' 4" (3.86m x 3.14m)

Window to front, with carpet flooring, and door to storage cupboard.

### **Bedroom 2**

9' 7" x 9' 3" (2.93m x 2.82m)

Window to rear, with carpet flooring.





### Bedroom 3

6' 5" x 9' 5" (1.96m x 2.86m)

Frosted window to side, with further window to rear, low level W/C, wash basin with individual taps over, cupboard enclosed hot water cylinder, and carpet flooring.

### Front Garden

Mainly laid to patio, with low level wall to front, mature shrub providing privacy, and pathway leading to the front door.

### Rear Garden

Enclosed rear garden, mainly laid to patio, with mature shrubs and trees, doors to dining room, lobby, and laundry room, with rear access gate.

### On street

The property benefits from on-road parking available on a first come, first served basis.

### 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.

### 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

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