



46 Fulmerston Road

Thetford, IP24 3LN

3 Bedroom Semi-Detached House, perfectly situated close to town and amenities. This property boasts a spacious lounge / diner, shower room, and gas heating for comfort. The standout feature of this home is the tandem garage and driveway, ideal for multiple vehicles. The enclosed rear garden offers a private retreat, creating a perfect space for outdoor gatherings. Easy access to the A11 and A134 makes commuting a breeze. Call now to arrange a viewing!

Council Tax band: A

Tenure: Freehold

Hallway

8' 4" x 5' 11" (2.55m x 1.80m)

Frosted window to front, doors to lounge / diner and kitchen, with radiator, carpet flooring, and stairs to first floor landing.

Lounge / Diner

17' 9" x 11' 6" (5.41m x 3.51m)

Window to front, feature gas fireplace with surround, with two radiators, carpet flooring, and patio door to the rear garden.

Kitchen

9' 0" x 11' 11" (2.74m x 3.62m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splash backs, integrated electric oven and hob with cooker hood over, space for washing machine, dishwasher, and undercounter fridge, with radiator, carpet flooring, and door to the rear garden.





First Floor Landing

3' 2" x 9' 1" (0.96m x 2.76m)

Doors to all bedrooms, family shower room, and separate W/C, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

10' 4" x 11' 6" (3.16m x 3.51m)

Window to front, built-in wardrobe, with radiator and carpet flooring.

Bedroom 2

12' 0" x 8' 11" (3.65m x 2.73m)

Window to front, built-in wardrobe, door to storage cupboard housing the hot water cylinder, with radiator, and carpet flooring.

Bedroom 3

7' 3" x 8' 7" (2.22m x 2.61m)

Window to rear, built-in wardrobe / storage cupboard, with carpet flooring.

Family Shower Room

5' 10" x 5' 10" (1.77m x 1.78m)

Frosted window to rear, shower cubicle with electric shower over, wash basin with mixer tap over, with radiator, full wall tiling, and carpet flooring.

W/C

2' 6" x 5' 11" (0.75m x 1.81m)

Frosted window to rear, low level W/C, with partial wall tiling.

Tandem Garage

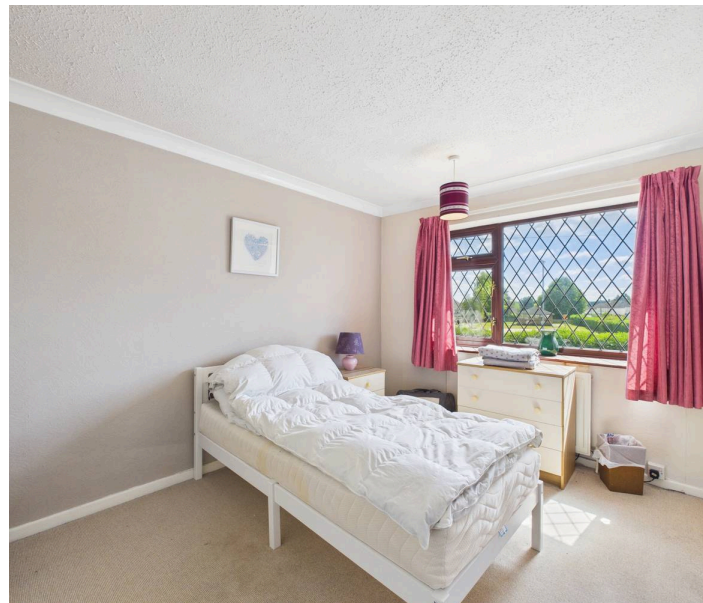
37' 1" x 9' 4" (11.31m x 2.85m)

Up and over door to front, window to side, with mains power and lighting connected, and further doors to store room and rear garden.

Store Room

8' 9" x 5' 9" (2.66m x 1.76m)

Mains power and lighting, with wall mounted gas fired boiler.



FRONT GARDEN

Low level wall to both sides and front, large gate providing vehicular access to the brick weave driveway, with shingle boarder, single door to the property, and up and over door to garage.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, and side access gate.

Parking

The property benefits from a brick weave driveway to the front, providing ample off-road parking for several vehicles. Further on street parking is available on a first come, first served basis.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,592.77 per annum for 2025/26.

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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