



Lawsons
ESTATE AGENTS

30 Mallow Road, Thetford
£280,000

30 Mallow Road

Thetford, IP24 2YD

Nestled within the sought-after Cloverfield Development, we are thrilled to present this three-bedroom detached house. With a contemporary design and ample living space, this property boasts a spacious lounge, separate dining room, and a convenient downstairs WC. The modern kitchen is equipped with quality appliances, perfect for culinary enthusiasts. Upstairs, you will find three bedrooms, including an en-suite in the master bedroom and a stylish family bathroom. The property benefits from a garage and driveway, gas heating, and easy access to the A11. Don't miss out on this gem – call now to view!

Council Tax band: C

Tenure: Freehold

Hallway

5' 10" x 6' 6" (1.78m x 1.97m)

Doors to downstairs WC and lounge, radiator, carpet flooring and stairs the first floor landing.

Downstairs WC

4' 10" x 5' 0" (1.48m x 1.53m)

Low-level WC, wash basin, radiator, extractor fan and vinyl flooring.

Lounge

10' 11" x 13' 0" (3.32m x 3.96m)

Bay window to front, radiator, laminate flooring, recess for TV and opening to dining room.





Dining Room

9' 6" x 7' 7" (2.90m x 2.31m)

French doors to the rear garden, radiator, laminate flooring and opening to kitchen.

Kitchen

7' 3" x 8' 10" (2.21m x 2.70m)

Window to rear, wall and base units with worktop over, inset one bowl ceramic sink unit with mixer tap over, tiled splashback and laminate flooring. Built in single oven, gas hob with cooker hood over, space for washing machine and upright fridge freezer, built-in slimline dishwasher and wall mounted gas boiler.

First Floor Landing

7' 8" x 2' 10" (2.34m x 0.86m)

Window to side, doors to all bedrooms and bathroom and carpet flooring.

Bedroom 1

9' 7" x 8' 11" (2.91m x 2.72m)

Window to rear, radiator, carpet flooring, built in wardrobe and door to ensuite.

En-Suite

7' 6" x 4' 3" (2.28m x 1.30m)

Window to rear, shower cubicle, low-level WC, vanity style wash basin with storage under, part wall tiling and tiled flooring, shaving point, radiator and extractor fan.

Bedroom 2

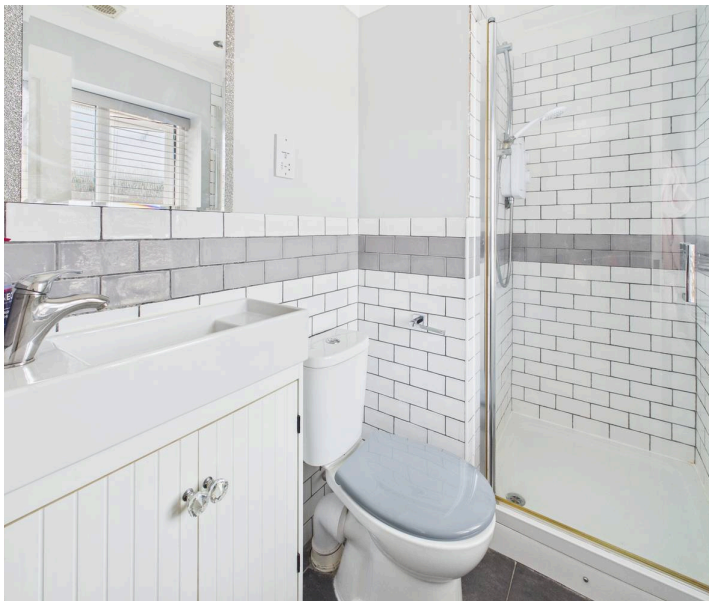
6' 6" x 9' 11" (1.98m x 3.01m)

Window to front, radiator, carpet flooring and loft hatch.

Bedroom 3

10' 0" x 8' 7" (3.05m x 2.61m)

Window to front, radiator, carpet flooring and door to airing cupboard housing the hot water cylinder.



Bathroom

7' 4" x 4' 6" (2.24m x 1.36m)
Window to side, bath, low-level WC, vanity style wash basin with storage under, part wall tiling and tiled flooring, heated towel rail, shaving point and extractor fan.

Front Garden

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

Rear Garden

The rear garden is mainly laid to lawn with patio area to the immediate rear, timber shed, outside power sockets, tap and gate to side.

Driveway

The property offers off-road parking with a long driveway to the side of the property and leads to the single garage.

Garage

Up and over garage door to front, power and lights connected with further loft storage space.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,123.69 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.

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

