



Lawsons
ESTATE AGENTS

39 Mallow Road, Thetford
£280,000

39 Mallow Road

Thetford, IP24 2YD

Four-bedroom property that boasts a perfect blend of style and convenience. This home features a family bathroom, an en-suite, and an additional W/C for added comfort. The property also includes a convenient utility room, ideal for managing household tasks efficiently. The interior of the property is further enhanced by a dining room and a conservatory. Call now to arrange a viewing and secure your dream home today!

Council Tax band: D Tenure: Freehold

Hallway

11' 11" x 2' 11" (3.63m x 0.90m)

Doors to W/C, lounge, and kitchen, with radiator, wood effect flooring, and stairs to first floor landing.

W/C

4' 8" x 3' 2" (1.41m x 0.97m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and wood effect flooring.

Lounge

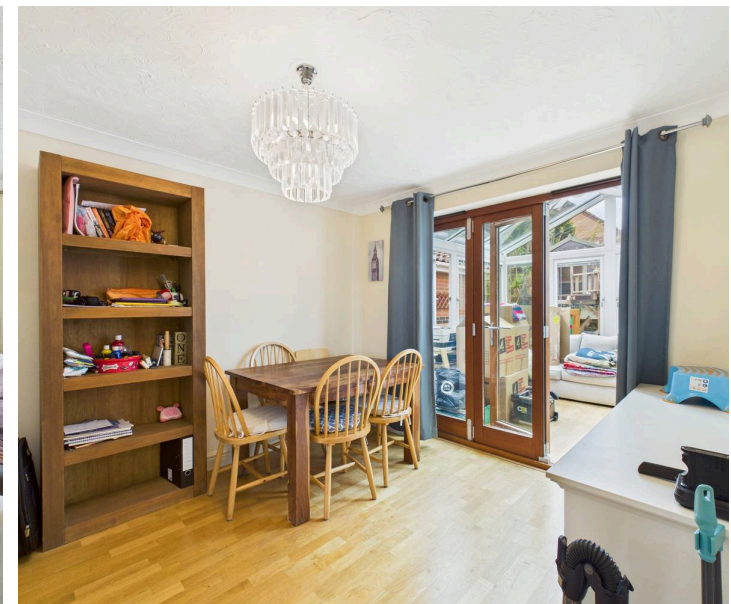
14' 6" x 10' 11" (4.41m x 3.32m)

Window to front, feature gas fireplace with surround, with radiator, wood effect flooring, and doors to dining room, and returning to hallway.

Kitchen

11' 6" x 7' 11" (3.50m x 2.41m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and gas hob with cooker hood over, space for dishwasher and tumble dryer, with wood effect flooring, and doors to dining room, utility room, and returning to hallway.





Utility Room

6' 11" x 7' 10" (2.10m x 2.39m)

Window to rear, base units with worktop over, inset 1 bowl sink unit with mixer tap over, space for freestanding American style fridge / freezer and washing machine, with radiator, wood effect flooring, and door to rear garden.

Dining Room

9' 9" x 9' 5" (2.97m x 2.87m)

Doors to lounge, kitchen, and conservatory, with radiator, and wood effect flooring.

Conservatory

11' 3" x 10' 11" (3.44m x 3.33m)

Low level wall surround, with windows to all aspects, wood effect flooring, and French doors to the rear garden.

First Floor Landing

3' 2" x 12' 2" (0.96m x 3.70m)

Doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring.

Bedroom 1

13' 1" x 10' 2" (3.98m x 3.10m)

Window to front, built-in wardrobes / storage, with radiator, carpet flooring, and door to en-suite.

En-suite

8' 7" x 4' 0" (2.61m x 1.22m)

Frosted window to front, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, partial wall tiling, with radiator, and vinyl flooring.

Bedroom 2

9' 4" x 8' 2" (2.84m x 2.50m)

Window to rear, built-in wardrobes / storage, with radiator, and carpet flooring.



Bedroom 3

8' 11" x 8' 0" (2.71m x 2.44m)

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

Bedroom 4

8' 7" x 7' 10" (2.62m x 2.39m)

Window to rear, with radiator, carpet flooring, and access to loft via ceiling hatch.

Family Bathroom

5' 8" x 6' 9" (1.72m x 2.05m)

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

Front Garden

Mainly laid to lawn, with mature shrubs, an established tree, driveway leading to the garage, and pathways leading to the front door and side access gate.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with mature shrubs, established trees, and pathway leading to the side access gate to the front.

Garage

16' 4" x 7' 11" (4.98m x 2.42m)

Up and over door to front, with wall mounted gas fired boiler, and mains power and lighting connected.

Parking

The property benefits from a driveway leading to the integral garage proving off-road parking, with further on street parking available on a first come, first served basis.

Agents Note

This property falls under a D band for the local council tax and costs approximately £2,389.15 per annum for 2025/26. The property is currently let with tenant in situ, for more information, please contact the office.



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	