



45 Rosecroft Way

Thetford, IP24 2YE

GUIDE PRICE £300,000 - £325,000. 4-bedroom detached house boasting a spacious layout. This property is ideal for families seeking a comfortable and stylish living space. The highlight of this home is the large family room, perfect for relaxing or entertaining guests. Offering a family bathroom, and a convenient separate W/C. The house is equipped with gas heating, ensuring warmth and comfort throughout the year. Contact us now to arrange a viewing and secure this property before it's gone!

Council Tax band: D

Tenure: Freehold

Porch

7' 5" x 3' 10" (2.27m x 1.16m)

Windows to all aspects, with tile effect vinyl flooring, spotlighting, and door to hallway.

Hallway

13' 4" x 10' 4" (4.06m x 3.15m)

Doors to lounge, W/C, Kitchen, and storage cupboard, with partial parquet flooring, partial carpet flooring, radiator, and stairs to first floor landing.

w/c

5' 5" x 2' 6" (1.64m x 0.76m)

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





Kitchen

15' 5" x 8' 5" (4.70m x 2.57m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker, fridge / freezer, and washing machine, with wall mounted gas fired boiler, radiator, carpet flooring, openings to dining room, and door to the side garden.

Dining Room

11' 9" x 9' 5" (3.58m x 2.87m)

Openings to kitchen, with radiator, carpet flooring, French doors to lounge, and patio door to the Family Room.

Lounge

14' 7" x 11' 8" (4.45m x 3.56m)

Feature gas fireplace with surround, with radiator, carpet flooring, French doors to dining room, patio door to Family Room, and further door returning to the hallway.

Family Room

24' 10" x 8' 3" (7.57m x 2.52m)

Windows to all aspects with fitted blinds, low level wall surround, with radiator, tile effect vinyl flooring, spotlighting, and French doors to rear garden.

First Floor Landing

9' 2" x 2' 9" (2.80m x 0.84m)

Window to front, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

12' 5" x 8' 10" (3.78m x 2.69m)

Window to rear, built-in wardrobes / storage, with radiator, carpet flooring, and opening to en-suite shower room.

En-suite

4' 0" x 4' 9" (1.21m x 1.44m)

Shower cubicle with mixer tap shower, wash basin with mixer tap over, with partial wall tiling, and vinyl flooring.



Bedroom 2
12' 4" x 8' 8" (3.77m x 2.65m)
Window to rear, with radiator, and carpet flooring.

Bedroom 3
7' 7" x 11' 7" (2.30m x 3.52m)
Window to front, with radiator, and carpet flooring.

Bedroom 4
10' 5" x 9' 2" (3.17m x 2.79m)
Window to front, with radiator, and carpet flooring.

Family Bathroom
7' 7" x 6' 2" (2.32m x 1.88m)
Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and carpet flooring.

Front Garden
Mainly laid to shingle driveway, with mature shrubs, and pathways leading to the front door and side access gate to the rear garden.

Rear Garden
Mainly laid to lawn, with a vast array of mature shrubs and trees, patio area to the side of the property, and side access gate to the front garden.

Garage
16' 8" x 8' 2" (5.08m x 2.50m)
Electric roller door to front, with mains power and lighting connected.

Parking
The property benefits from a shingle driveway to the front of the garage, providing off-road parking.

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.



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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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