



Lawsons
ESTATE AGENTS

15 Lawrence Road, Thetford

In Excess of £350,000

15 Lawrence Road

Thetford, IP24 2UF

4 Bedroom Detached House offering ample living space for a growing family or those seeking roomy comfort. Boasting FOUR BEDROOMS, including TWO EN-SUITES, this property is sure to cater to all your accommodation needs. The kitchen is perfect for culinary enthusiasts, while the family bathroom and convenient downstairs W/C ensure practicality and comfort. The property further benefits from a TANDEM GARAGE and a DRIVEWAY. CALL NOW TO ARRANGE A VIEWING!

Council Tax band: D Tenure: Freehold

Hallway

4' 0" x 9' 6" (1.22m x 2.90m)

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

Kitchen / Breakfast Room

13' 4" x 13' 3" (4.07m x 4.03m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated fridge / freezer, and dishwasher, with radiator, wood effect flooring, spotlighting, and door to utility room.

Utility Room

5' 10" x 5' 6" (1.78m x 1.67m)

Base unit with worktop over, inset 1 bowl sink unit with individual taps over, space for washing machine and tumble dryer, with wall mounted gas fired boiler, radiator, wood effect flooring, and door to rear garden.





Lounge

14' 10" x 15' 1" (4.53m x 4.60m)

Two windows to front, feature gas fireplace with surround, with three radiators, and wood effect flooring.

Dining Room

10' 10" x 10' 4" (3.31m x 3.14m)

Patio doors to rear, with radiator, and wood effect flooring.

Downstairs W/C

4' 1" x 5' 11" (1.25m x 1.80m)

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

First Floor Landing

14' 11" x 5' 9" (4.55m x 1.76m)

Window to rear, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, and carpet flooring.

Bedroom 1

10' 10" x 12' 9" (3.29m x 3.88m)

Two windows to front, built in wardrobes / storage, with radiator, carpet flooring, and door to en-suite 1.

En-Suite 1

5' 8" x 5' 9" (1.73m x 1.76m)

Frosted window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, full wall tiling, with radiator, and wood effect vinyl flooring.

Bedroom 2

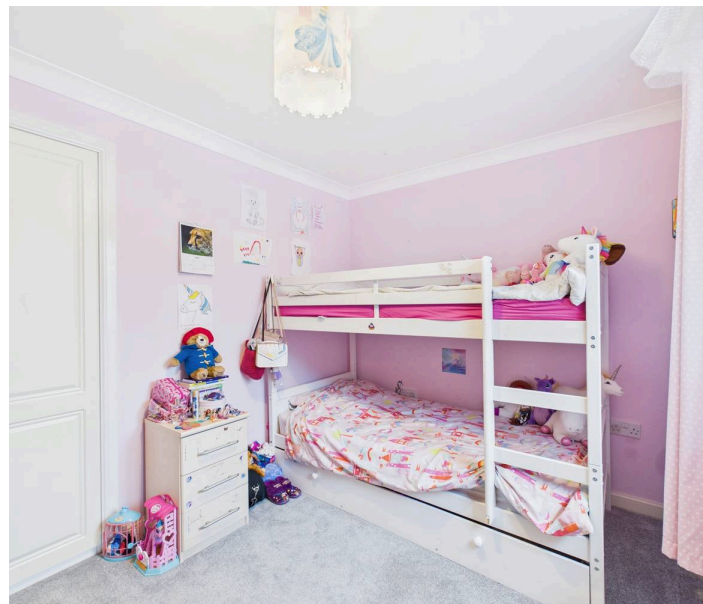
8' 0" x 10' 5" (2.44m x 3.18m)

Window to rear, built-in wardrobes / storage, with radiator, carpet flooring, and door to en-suite 2

En-Suite 2

3' 7" x 10' 4" (1.09m x 3.14m)

Frosted window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, full wall tiling, with radiator, and wood effect vinyl flooring.



Bedroom 3

8' 0" x 10' 1" (2.43m x 3.07m)

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

Bedroom 4

6' 9" x 10' 0" (2.06m x 3.05m)

Window to rear, with radiator, and carpet flooring.

Family Bathroom

5' 2" x 8' 2" (1.58m x 2.48m)

Frosted window to side, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with full wall tiling, radiator, and wood effect flooring.

Front Garden

Mainly laid to lawn, with pathway leading to the front door, and driveway leading to the tandem garage.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, multiple trees, single door to garage, and side access gate returning to the front of the property.

Garage

32' 1" x 10' 9" (9.78m x 3.29m)

Tandem garage with up and over door to front, mains power and lighting connected, and single door to the rear garden.

Parking

The property benefits from a driveway to the front of the property, leading to the tandem garage, and providing off-road parking. With further on-road 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.



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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