



Lawsons
ESTATE AGENTS

9 Byron Walk, Thetford
In Excess of **£225,000**

9 Byron Walk

Thetford, IP24 1JX

We are thrilled to present this extended Three Bedroom End Of Terrace House to the market. Boasting an extended layout that includes a downstairs WC and an additional sitting room, this property offers a versatile living space that is both practical and stylish. The kitchen/diner is the heart of the home, providing a functional space for family meals or entertaining guests. The property comes with the added bonus of a garage en bloc, ensuring convenient parking solutions. Situated in a popular area with a green to the front, this home enjoys a peaceful setting while being conveniently located close to schools for added convenience. We highly recommend viewing this exceptional home to truly appreciate all it has to offer. Don't miss this opportunity - call now to arrange a viewing!

Council Tax band: B

Tenure: Freehold

Hallway

4' 11" x 4' 8" (1.50m x 1.42m)

Door to lounge, with radiator, wood effect flooring, and stairs to first floor landing.

Lounge

12' 6" x 13' 9" (3.80m x 4.19m)

Window to front, feature gas fireplace with surround, with French doors to kitchen / diner, and further door to understairs storage cupboard.





Kitchen / Diner

15' 9" x 8' 6" (4.81m x 2.60m)

Window to rear, matching wall and base units with worktop over and under cabinet lighting, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, and dishwasher, with space for freestanding fridge / freezer, and washing machine, with opening to sitting room.

Sitting Room

12' 5" x 7' 6" (3.78m x 2.29m)

Window to rear, with radiator, tiled flooring, door to W/C, further French doors to rear garden, and access to loft via ceiling hatch.

W/C

2' 11" x 6' 11" (0.89m x 2.10m)

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

First Floor Landing

6' 0" x 8' 9" (1.83m x 2.67m)

White panel doors to all bedrooms, family bathroom, and airing cupboard housing the gas fired combination boiler with 7 years warranty remaining*, carpet flooring, and access to loft via ceiling hatch.



Bedroom 1

8' 9" x 11' 10" (2.67m x 3.60m)

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

Bedroom 2

7' 10" x 10' 6" (2.39m x 3.21m)

Window to front, with radiator, and wood effect flooring.

Bedroom 3

7' 7" x 7' 6" (2.31m x 2.29m)

Window to front, with radiator, and carpet flooring.

Bathroom

6' 9" x 5' 8" (2.05m x 1.73m)

Frosted window to rear, marble effect easy clean shower panelling to all walls , bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with individual taps over, with radiator, wood effect vinyl flooring, and downlight spotlighting.

Garage En-Block

8' 7" x 17' 2" (2.62m x 5.24m)

Single garage En-block, with up and over door to front

Front Garden

Enclosed front garden, mainly laid to lawn, with hedging to one side, pathway leading to the front door, and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, plant bedding border, space for garden shed, pathway leading to the rear access gate to the garage En-block, and side access gate to the front garden.

Garage en bloc

The property benefits from a single garage En-block, with an up and over door to front.

Allocated parking

The property benefits from an allocated parking space to the front of the garage En-block, with further on-street parking available at the front of the property.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26. *We have been advised by the vendor that the boiler has 7 years remaining on the warranty, 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.

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Approximate total area⁹
938 ft²
87.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
QIRAFFE 360

