



Lawsons
ESTATE AGENTS

396 St. Johns Way, Thetford
£249,500

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Thetford, IP24 3PB

Three-bedroom semi-detached house boasting a spacious lounge perfect for relaxation, a separate dining room ideal for entertaining guests, and a well-appointed kitchen with a utility room and pantry for added convenience. The family bathroom and additional downstairs W/C provides practicality for busy households. The property includes gas heating for warmth and cost efficiency with a garage and driveway for parking your vehicles. This home provides not only comfort but also security for your family's needs. The enclosed rear garden offers a private outdoor space to enjoy leisurely moments. Don't miss the chance to make this house your new home! Contact us now to arrange a viewing and secure this wonderful property before it's too late.

Council Tax band: B

Tenure: Freehold

Entrance Hallway

8' 6" x 6' 3" (2.59m x 1.91m)

Door to W/C, openings to kitchen and lounge, with radiator, tiled flooring, and stairs to the first floor landing.

Kitchen

15' 7" x 10' 0" (4.74m x 3.06m)

Matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, fridge, and freezer, with radiator, tiled flooring, and openings to pantry, and dining room.





Pantry

7' 3" x 3' 0" (2.22m x 0.91m)

Matching wall and base units, with built-in shelving, and tiled flooring.

Dining Room

13' 5" x 10' 0" (4.09m x 3.05m)

Patio door to rear garden, with radiator, tiled flooring, and door to utility room.

Utility Room

6' 7" x 8' 6" (2.00m x 2.59m)

Window to side, built-in storage cupboards, space for freestanding fridge / freezer, washing machine, and tumble dryer, with radiator, tiled flooring, and door to rear garden.

Lounge

19' 11" x 11' 10" (6.06m x 3.61m)

Window to front, feature electric fireplace with surround, with radiator, air conditioning unit, and tiled flooring.

W/C

4' 2" x 6' 11" (1.27m x 2.11m)

Frosted window to side, low level W/C, wash basin with individual taps over and vanity storage beneath, with tiled splashbacks, wall mounted gas fired boiler, and tiled flooring.

First Floor Landing

7' 6" x 9' 11" (2.29m x 3.03m)

Doors to all bedrooms and family bathroom, with wood effect flooring, and access to loft via ceiling hatch.

Bedroom 1

11' 6" x 11' 4" (3.50m x 3.46m)

Window to front and side, built-in wardrobes, with radiator, and wood effect flooring.

Bedroom 2

12' 3" x 10' 2" (3.73m x 3.10m)

Window to rear, built-in wardrobes, door to storage cupboard housing the hot water cylinder, with radiator, wall mounted air conditioning unit, and wood effect flooring.



Bedroom 3

8' 2" x 8' 9" (2.48m x 2.66m)

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

Family Bathroom

7' 6" x 6' 5" (2.28m x 1.96m)

Frosted window to rear, bath with individual taps and separate electric shower over, low level W/C, wash basin with individual taps over, with partial wall tiling, heated towel rail, radiator, and tiled flooring.

Front Garden

Mainly laid to shingle, with mature hedging to the front, driveway leading to the garage, and pathway leading to the front door and side access gate to the rear garden.

Rear Garden

Enclosed rear garden featuring a central circular patio, mainly laid to shingle, with a covered patio area ideal for outside dining, a further pergola-covered seating area, with vibrant flower beds laid to mature plants and shrubs providing privacy and a peaceful atmosphere.

Garage

The property benefits from a single garage with an electric roller door to front, mains power and lighting connected, window to rear, and single door to the rear garden. *

Parking

The property benefits from a driveway leading to the garage providing off-road parking. Further on-street parking is available on a first come, first served basis.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26. *The garage has currently been partitioned with a stud wall, 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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