



**Lawsons**  
ESTATE AGENTS

44 Churchill Road, Thetford  
£375,000



# 44 Churchill Road

Thetford, IP24 2JZ

3-bedroom detached bungalow boasting a spacious lounge and separate sitting room, perfect for relaxation or entertainment. With a modern kitchen and separate dining room, this home offers a versatile space for every-day living. The property features a lovely enclosed rear garden, ideal for enjoying some outdoor tranquillity. Noteworthy highlights include a garage and driveway, providing convenient parking solutions. The house is equipped with gas heating for cosy winters and a modern bathroom suite for added comfort. Conveniently offered with no onwads chain, this property is ready for its new owners to move in and make it their own.

Council Tax band: D

Tenure: Freehold

## Hallway

5' 9" x 11' 3" (1.75m x 3.43m)

Doors to kitchen, lounge, all bedrooms, family bathroom, and storage cupboard housing the gas fired boiler, with radiator, and wood effect herringbone flooring.

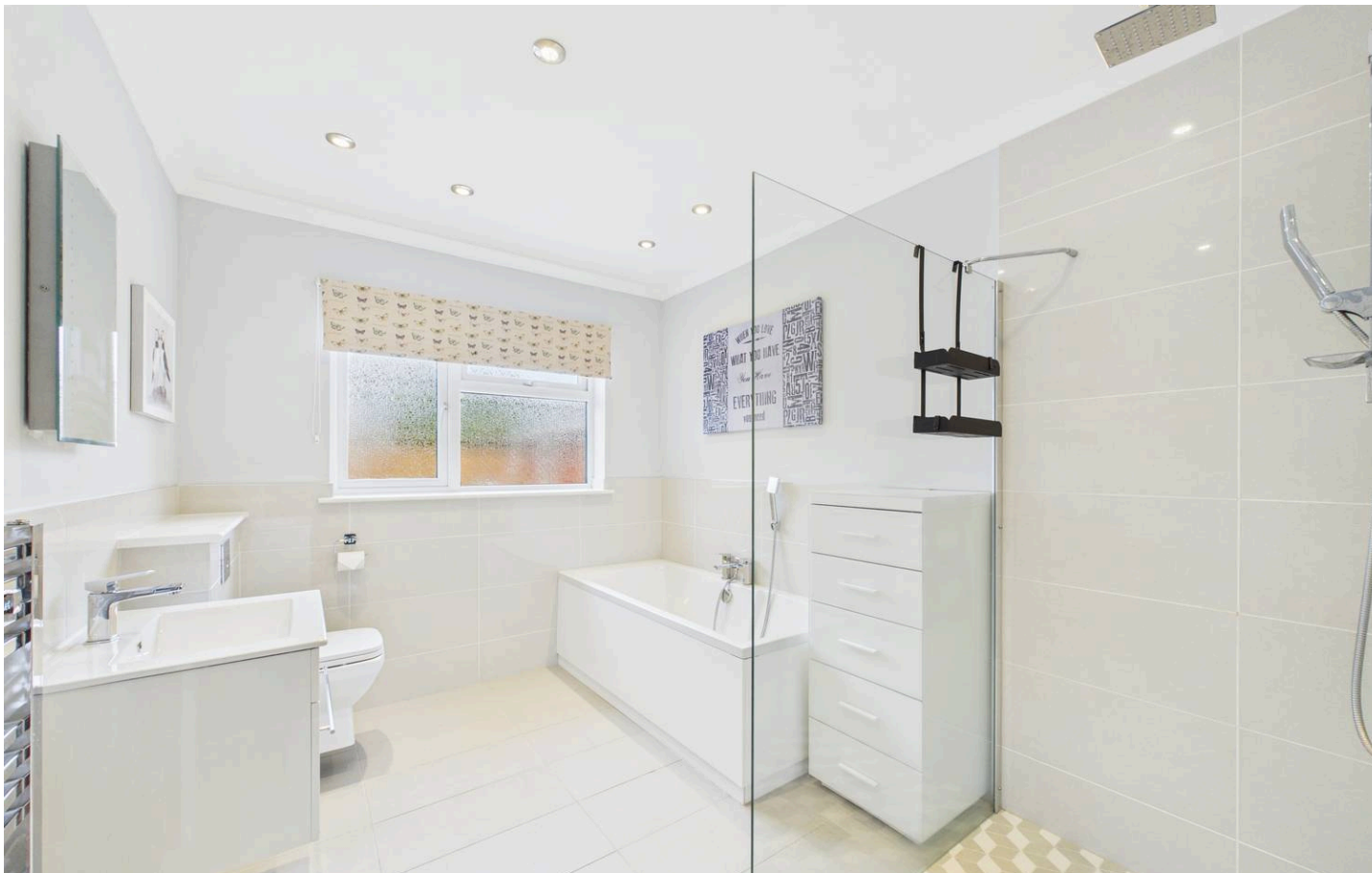
## Kitchen

16' 9" x 10' 5" (5.11m x 3.18m)

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 hob with cooker hood over, and fridge / freezer, space for dishwasher, with radiator, tiled flooring, opening to dining room, and door to rear garden.







### **Dining Room**

12' 0" x 10' 7" (3.65m x 3.22m)

With radiator, tile effect flooring, and patio door to sitting room.

### **Sitting Room**

12' 5" x 17' 9" (3.78m x 5.41m)

Windows to side and rear, with electric radiator, carpet flooring, and patio door to rear garden.

### **Lounge**

19' 0" x 22' 2" (5.78m x 6.76m)

Bay window to front, feature electric fireplace, with two radiators, and carpet flooring.

### **Bedroom 1**

10' 8" x 12' 3" (3.24m x 3.74m)

Window to front, with radiator, and carpet flooring.

### **Bedroom 2**

10' 7" x 12' 2" (3.22m x 3.71m)

Window to front, with radiator, and carpet flooring.

### **Bedroom 3**

9' 1" x 10' 6" (2.78m x 3.19m)

Window to rear, with radiator, and carpet flooring.

### **Bathroom**

8' 0" x 10' 3" (2.45m x 3.13m)

Frosted window to rear, bath with mixer tap and shower attachment over, separate walk-in shower cubicle with mixer tap shower over, low level W/C, wash basin with mixer tap over, partial wall tiling, with heated towel rail, tiled flooring, and spotlighting.

### **Garage**

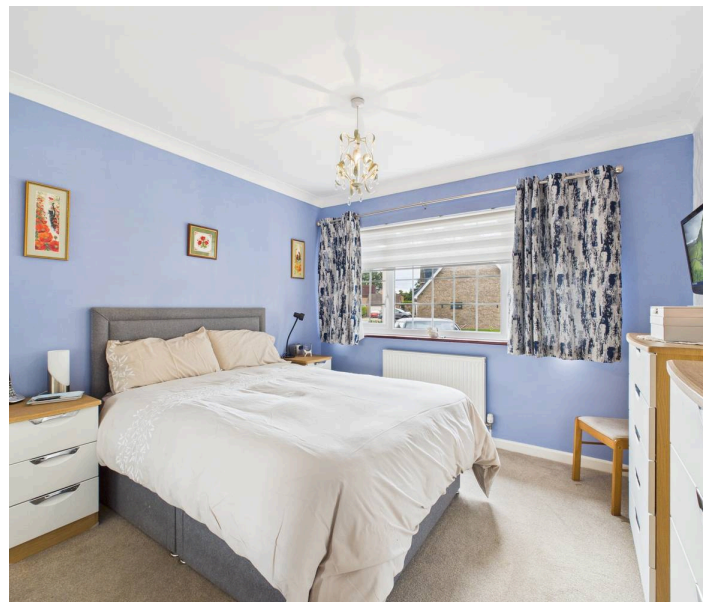
11' 4" x 22' 6" (3.46m x 6.86m)

Electric roller door to front, window to side, with mains power and lighting connected.

### **Utility Room / W/C**

10' 2" x 5' 6" (3.09m x 1.67m)

Frosted window to rear, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, low level W/C, with tiled flooring.



FRONT GARDEN

Mainly laid to synthetic lawn, with mature shrubs, raised flower bed, brick weave driveway leading to the garage, pathway leading to the front door, and side access gate to the rear garden.

REAR GARDEN

Enclosed rear garden mainly laid to lawn, with raised and sheltered terrace for outside dining, raised flower beds, mature shrubs, and pathways leading to the single door to utility room / W/C and side access gate.

Parking

The property benefits from a large brick weave driveway to the front, providing ample off-road parking. Further on-street parking is 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.

Lawsons Estate Agents  
34 King Street, Thetford, IP24 2AP  
01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)  
[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

