





# 178 Elm Road

Thetford, IP24 3HF

Delighted to present this three bedroom end of terrace house, offering easy access to the A11 and Ideally situated within a short walking distance to forest and country side. This property features a spacious kitchen/breakfast room, perfect for hosting gatherings, alongside a cosy lounge/diner for relaxing evenings. Shower room and a separate WC, this home is chain-free, ready for its new owners to move in and make it their own. Don't miss out on this opportunity - call now to arrange a viewing!

Council Tax band: A

Tenure: Freehold

- END OF TERRACE
- KITCHEN / BREAKFAST ROOM
- EASY ACCESS TO THE A11
- ENCLOSED REAR GARDEN
- LOUNGE / DINER
- CLOSE TO TOWN, COUNTRYSIDE AND AMENITIES
- CHAIN FREE
- SHOWER ROOM
- SEPARATE WC
- CALL NOW TO VIEW!







#### **Hallway**

6' 4" x 8' 1" (1.92m x 2.46m)

Doors to lounge / diner and kitchen / breakfast room, radiator, carpet flooring and stairs to first floor landing.

#### **Lounge / Diner**

10' 10" x 18' 7" (3.29m x 5.67m)

Window to front, radiator, carpet flooring, brick fire surround with electric fire and sliding patio doors to the rear garden.

#### **Kitchen / Breakfast Room**

5' 2" x 18' 8" (1.58m x 5.70m)

Window to rear, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and carpet flooring, space for freestanding cooker with cooker hood over, further space for washing machine and undercounter fridge freezer, radiator and doors to under stairs storage cupboard and door to rear garden.

#### **First Floor Landing**

8' 5" x 3' 9" (2.57m x 1.15m)

Doors to all bedrooms, shower room, separate WC and airing cupboard, carpet flooring and loft hatch.

#### **Bedroom 1**

10' 11" x 11' 3" (3.33m x 3.43m)

Window to front, radiator and built-in wardrobe.

#### **Bedroom 2**

9' 1" x 12' 6" (2.77m x 3.80m)

Window to front, radiator and carpet flooring.

#### **Bedroom 3**

8' 2" x 7' 3" (2.50m x 2.21m)

Window to rear, radiator and doorway to airing cupboard housing the gas combination boiler.

#### **Shower Room**

4' 9" x 6' 0" (1.45m x 1.83m)

Window to rear, electric shower with wet room style flooring, fully tiled walls, wash basin, extractor fan, wall mounted fan heater and heated towel rail.





### Separate WC

4' 0" x 3' 3" (1.23m x 0.99m)

Window to rear, low-level WC, radiator and carpet flooring.

### Front Garden

The front garden is mainly laid to lawn with a flowerbed and pathway leading to the front door.

### Rear Garden

The rear garden offers a large patio area to the immediate rear with the rest being mainly laid to shingle. There is also a metal shed and pathway leading to two timber sheds, outside tap and side access leading to the front garden.

### Parking

The property has on road parking on a first come first serve basis with parking bays located opposite the property.

### Agents Note

This property falls under a band A for the local council tax and costs approximately £1,592.77 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

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