



**Lawsons**  
ESTATE AGENTS

17 Richard Easten Road, Thetford  
£260,000

# 17 Richard Easten Road

Thetford, IP24 1ED

Four bedroom semi-detached house, ideally situated for those seeking both convenience and comfort with easy access to the A11 and close proximity to local schools and the leisure centre. The property features a spacious lounge and diner that flows seamlessly into a bright conservatory, creating an inviting space for relaxing or entertaining. The kitchen offers ample storage and workspace, while the principal bedroom benefits from its own en-suite for added privacy and luxury. Each of the bedrooms offers generous proportions and flexibility for family living or home working. Additional highlights include gas heating for year-round comfort and a practical garage and driveway. With its blend of modern amenities and a prime location, this is a wonderful opportunity to secure a fantastic family home. Early viewing is highly recommended - call now to arrange your visit and avoid missing out.

Council Tax band: C / Tenure: Freehold

## Hallway

16' 1" x 3' 5" (4.89m x 1.05m)

Doors to kitchen, lounge / diner, W/C, and understairs storage cupboard, with radiator, tiled flooring, and stairs to first floor landing.

## Kitchen

10' 11" x 8' 2" (3.34m x 2.48m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted and cupboard enclosed gas fired boiler, integrated electric oven and gas hob with cooker hood over, space for fridge / freezer, washing machine, and dishwasher, with tile effect vinyl flooring.





### **Lounge / Diner**

14' 4" x 14' 10" (4.38m x 4.52m)

Two openings to conservatory, with radiator, and wood effect flooring.

### **Conservatory**

6' 9" x 13' 3" (2.06m x 4.04m)

Windows to both sides, with upright radiator, wood effect flooring, and bi-fold doors to rear garden.

### **W/C**

6' 6" x 2' 11" (1.98m x 0.88m)

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

### **First Floor Landing**

10' 0" x 3' 4" (3.04m x 1.02m)

Doors to bedroom 2, bedroom 3, bedroom 4, and family bathroom, with radiator, carpet flooring, and stairs to second floor landing.

### **Bedroom 2**

10' 0" x 14' 11" (3.04m x 4.54m)

Two windows to rear, with two radiators, and carpet flooring.

### **Bedroom 3**

10' 1" x 8' 2" (3.08m x 2.50m)

Window to front, with radiator, and carpet flooring.

### **Bedroom 4**

6' 6" x 6' 6" (1.98m x 1.97m)

Window to front, with radiator, and carpet flooring.

### **Family Bathroom**

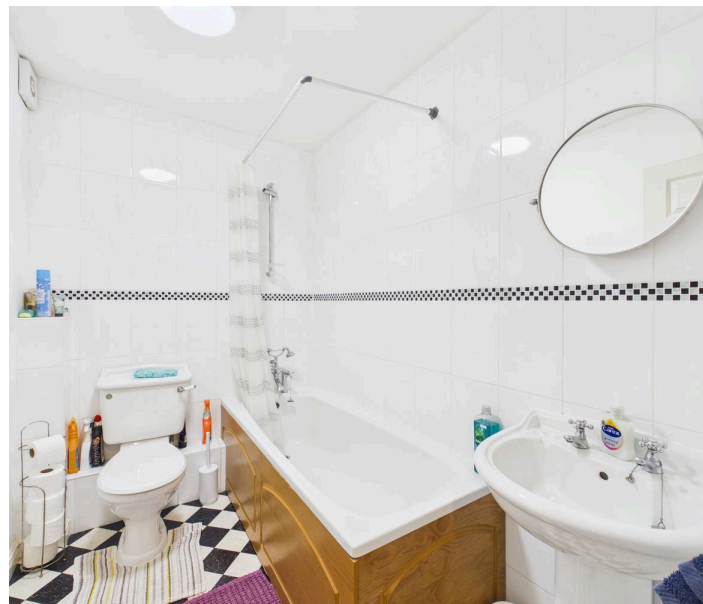
5' 5" x 8' 2" (1.64m x 2.48m)

Bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and tile effect vinyl flooring.

### **Second Floor Landing**

6' 4" x 4' 5" (1.93m x 1.34m)

Doors to bedroom 1, and storage cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.



Bedroom 1

16' 5" x 11' 4" (5.00m x 3.46m)  
Window to front, with two radiators, carpet flooring, and door to en-suite.

En-suite

6' 3" x 11' 6" (1.91m x 3.51m)  
Velux window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and vinyl flooring.

Front Garden

Laid to decorative shingle, with brick weave pathway leading to the front door and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with pathways leading to the garage and side access gate to the front.

Garage

The property benefits from a single garage with up and over door to front, mains power and lighting connected, and single door to the rear garden.

Driveway

The property benefits from a driveway leading to the single garage, providing off-street parking.

On street

Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,235.28 per annum for 2026/27.



**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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