



**Lawsons**  
ESTATE AGENTS

**42 Mallow Road, Thetford**  
Guide Price £230,000 – £240,000.

# 42 Mallow Road

Thetford, IP24 2YD

Chain Free, Three-bedroom detached house, offering an exceptional opportunity for families or those seeking extra space in a sought-after residential location. The property boasts a spacious layout, featuring a downstairs W/C, bright dining room ideal for entertaining, a kitchen, and gas central heating throughout for year-round comfort. The principal bedroom benefits from an en-suite shower room, while the additional bedrooms are serviced by a family bathroom, ensuring practicality and ease of living. The property also offers a garage and driveway, providing secure off-street parking and additional storage options.

Council Tax band: C

Tenure: Freehold

## Entrance Hallway

5' 10" x 6' 3" (1.77m x 1.91m)

Doors to W/C and lounge, with radiator, wood effect vinyl flooring, and stairs to first floor landing.

## W/C

4' 10" x 5' 3" (1.47m x 1.59m)

Low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and wood effect vinyl flooring.

## Lounge

10' 11" x 13' 0" (3.32m x 3.95m)

Bay window to front, feature fire surround, with radiator, carpet flooring, and French doors to dining room.





### **Dining Room**

9' 6" x 7' 6" (2.89m x 2.29m)

Window and door to the rear garden, with radiator, tiled flooring, and opening to kitchen.

### **Kitchen**

7' 2" x 8' 10" (2.18m x 2.69m)

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

### **First Floor Landing**

7' 8" x 2' 10" (2.33m x 0.87m)

Window to side, opening to bedroom 1, doors to bedroom 2, bedroom 3, and family bathroom, with carpet flooring.

### **Bedroom 1**

9' 7" x 10' 8" (2.91m x 3.25m)

Window to rear, with radiator, carpet flooring, and door to en-suite.

### **En-suite**

7' 4" x 4' 4" (2.24m x 1.33m)

Frosted window to rear, shower cubicle with mixer shower, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and tile effect vinyl flooring.

### **Bedroom 2**

6' 8" x 9' 11" (2.02m x 3.02m)

Window to front, with radiator, wood effect flooring, and access to loft via ceiling hatch.

### **Bedroom 3**

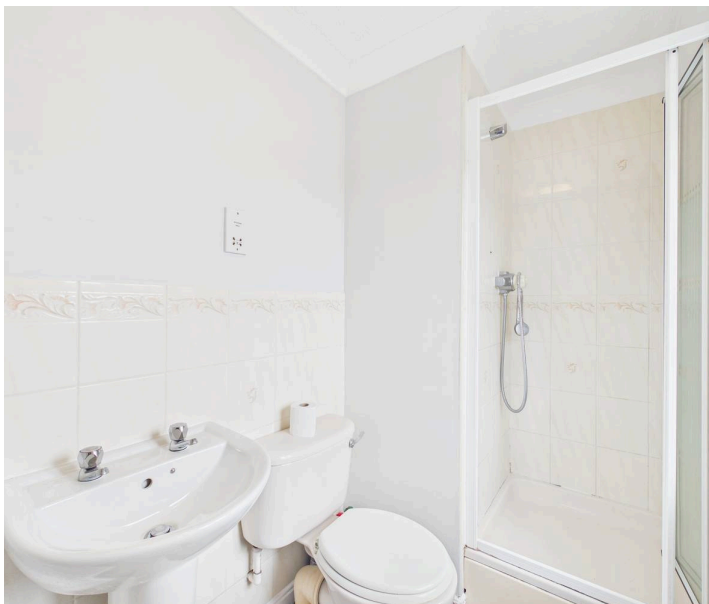
7' 0" x 8' 7" (2.14m x 2.62m)

Window to front, door to airing cupboard housing the hot water cylinder, with radiator, and carpet flooring.

### **Bathroom**

7' 4" x 4' 4" (2.23m x 1.31m)

Frosted window to side, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, partial wall tiling, heated towel rail, and wood effect vinyl flooring.



### Front Garden

Mainly laid to lawn, with decorative shingle area, driveway leading to the single garage, and pathways leading to the front door and side access gate to the rear garden.

### Rear Garden

Mainly laid to soil, with decking area to the immediate rear of the property, shingle area, patio area, multiple shrubs and trees, with side access gate to the front.

### Garage

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

### Parking

The property benefits from a driveway to the front of the single garage, providing off-road parking. 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 £2,123.69 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 Lawsons 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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