



**Lawsons**  
ESTATE AGENTS

8 Newtown, Thetford  
£250,000

## 8 Newtown

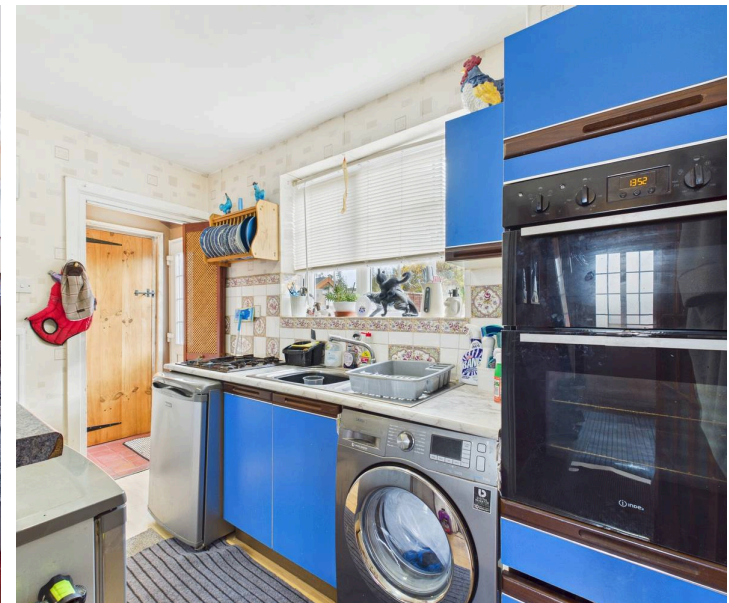
Thetford, IP24 3AS

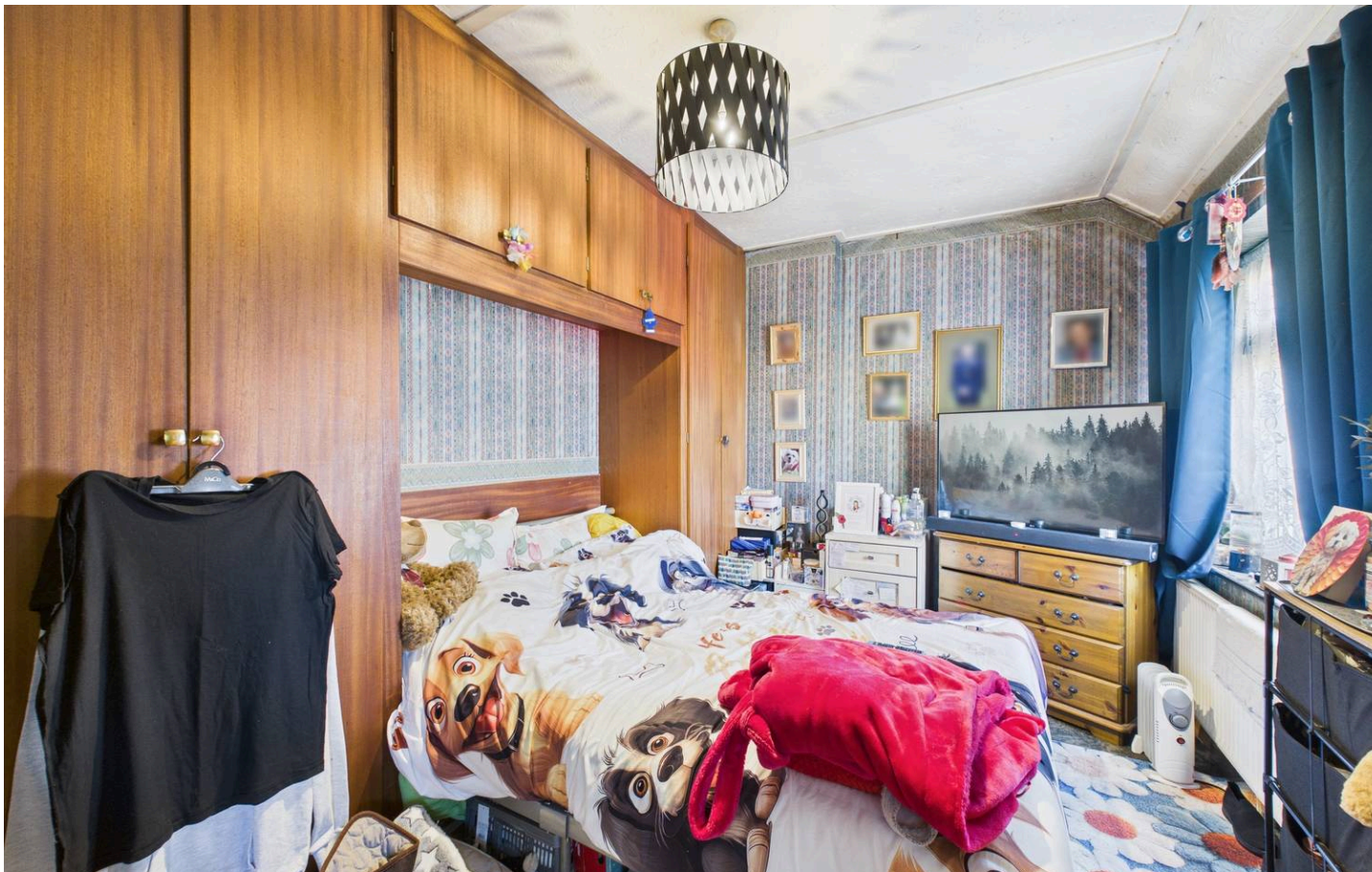
4 Bedroom Mid-Terraced House ideal for a growing family. Featuring gas heating, this home offers modern comfort throughout, with an enclosed rear garden, perfect for outdoor relaxation. The property boasts a driveway for off-road parking and includes a family bathroom & separate W/C for added convenience. Inside, you will find a charming dining room, ideal for entertaining guests, and a cosy lounge, perfect for unwinding after a long day. Situated for great connectivity, this home provides easy access to the A11 & A134, perfect for commuters. Don't miss out on this fantastic opportunity! CALL NOW to arrange a viewing and secure this wonderful property for you and your family.

Council Tax band: B

Tenure: Freehold

- FOUR BEDROOMS
- TERRACED HOUSE
- GAS HEATING
- ENCLOSED REAR GARDEN
- DRIVEWAY
- FAMILY BATHROOM & SEPERATE W/C
- DINING ROOM
- LOUNGE
- EASY ACCESS TO THE A11 & A134
- CALL NOW TO ARRANGE A VIEWING!





**Hallway**

2' 11" x 10' 4" (0.90m x 3.14m)

Doors to kitchen & lounge, with radiator, carpet flooring, and stairs to first floor landing.

**Kitchen**

11' 0" x 6' 5" (3.35m x 1.95m)

Window to rear, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and gas hob, space for undercounter fridge, freezer, and washing machine, with radiator, wood effect flooring, opening to dining room, and door to lobby.

**Dining Room**

10' 8" x 9' 1" (3.26m x 2.76m)

Window to front, matching wall and base units with worktop over, with radiator, wood effect flooring, and opening to understairs storage recess.

**Lobby**

2' 11" x 2' 11" (0.88m x 0.90m)

With tiled flooring, and doors to W/C, storage cupboard, and rear garden.

**W/C**

2' 7" x 4' 4" (0.78m x 1.31m)

Frosted window to rear, low level W/C, with partial wood panelling, and tiled flooring.

**Lounge**

10' 6" x 17' 0" (3.20m x 5.18m)

Two windows to front, with radiator, carpet flooring, and French doors to rear garden.

**First Floor Landing**

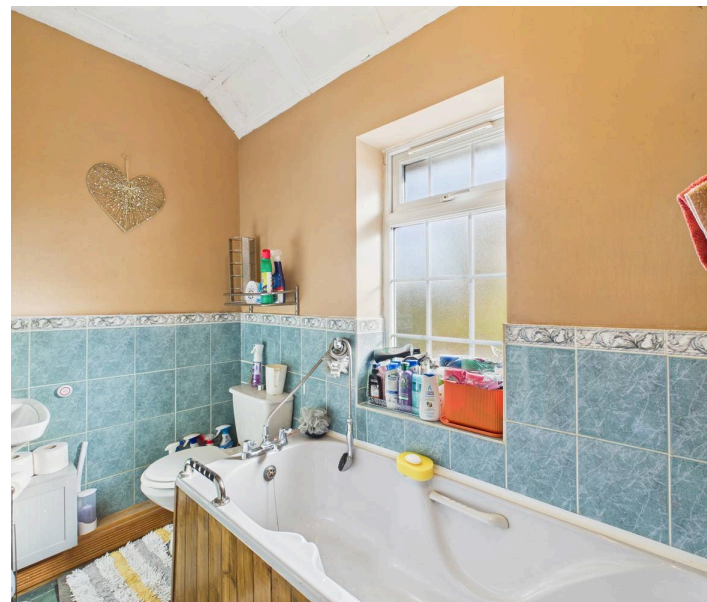
9' 1" x 3' 3" (2.77m x 1.00m)

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

**Bedroom 1**

15' 2" x 9' 0" (4.62m x 2.74m)

Two windows to front, opening to overstairs storage recess, with radiator, and carpet flooring.



### Bedroom 2

14' 2" x 9' 1" (4.31m x 2.76m)

Two windows to front, built-in wardrobes / storage, opening to overstairs storage recess, with radiator, and carpet flooring.

### Bedroom 3

11' 1" x 7' 10" (3.37m x 2.38m)

Window to rear, with radiator, and carpet flooring.

### Bedroom 4

11' 1" x 7' 10" (3.38m x 2.38m)

Window to rear, with radiator, and carpet flooring.

### Bathroom

8' 2" x 4' 4" (2.50m x 1.31m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, partial wall tiling, with heated towel rail, tile effect vinyl flooring, and opening to storage recess with wall mounted gas fired boiler.

### Front Garden

Mainly comprised of a practical driveway, with low level wall and gates to front, and pathway leading to the side access gate to the rear garden.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, with mature shrubs, patio area to the immediate rear of the property, and side access gate to the front.

### Parking

The property benefits from a large driveway to the front, providing ample off-road parking for multiple vehicles. 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 property is currently going through probate, 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.

Lawson's Estate Agents

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### Energy Efficiency Rating

|                                             | Current | Potential                  |
|---------------------------------------------|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92+) <b>A</b>                              |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
|                                             | 69      | 79                         |
| <b>England, Scotland &amp; Wales</b>        |         |                            |
|                                             |         | EU Directive<br>2002/91/EC |