



Lawsons
ESTATE AGENTS

4 Salmond Drive, Barnham
£210,000

4 Salmond Drive

Barnham, IP24 2NL

Three-bedroom semi-detached house, ideally situated in an idyllic village location with easy access to the A134. This inviting home has features a spacious lounge and dining area, perfect for both relaxing and entertaining. The kitchen offers ample storage and workspace for every-day living. Upstairs, you will find three bedrooms and a contemporary family bathroom, designed with comfort and convenience in mind. The property is offered chain free, making it an excellent opportunity for buyers looking to move swiftly. With off-street parking included, this home combines practicality with village charm. Call now to arrange your viewing and secure this wonderful home.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- LOUNGE / DINER
- IDYLLIC VILLAGE LOCATION
- BUILT-IN WARDROBES
- FAMILY BATHROOM
- OFF-STREET PARKING
- CHAIN FREE
- EASY ACCESS TO THE A134
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

5' 10" x 8' 7" (1.79m x 2.61m)

Window to front, electric radiator, with vinyl flooring, door to lounge / diner, and stairs to first floor landing.

Lounge / Diner

9' 6" x 23' 7" (2.89m x 7.20m)

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

Kitchen

8' 5" x 11' 0" (2.56m x 3.35m)

Window to front, base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, space for washing machine, and fridge / freezer, with vinyl flooring, opening to further utility area, and doors to larger style cupboard and side.

First Floor Landing

6' 0" x 8' 6" (1.83m x 2.59m)

Two windows to front, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

10' 2" x 12' 7" (3.11m x 3.84m)

Window to rear, with built-in wardrobes, electric radiator, and carpet flooring.

Bedroom 2

10' 1" x 8' 10" (3.08m x 2.68m)

Window to rear, with built-in wardrobes, electric radiator, and carpet flooring.

Bedroom 3

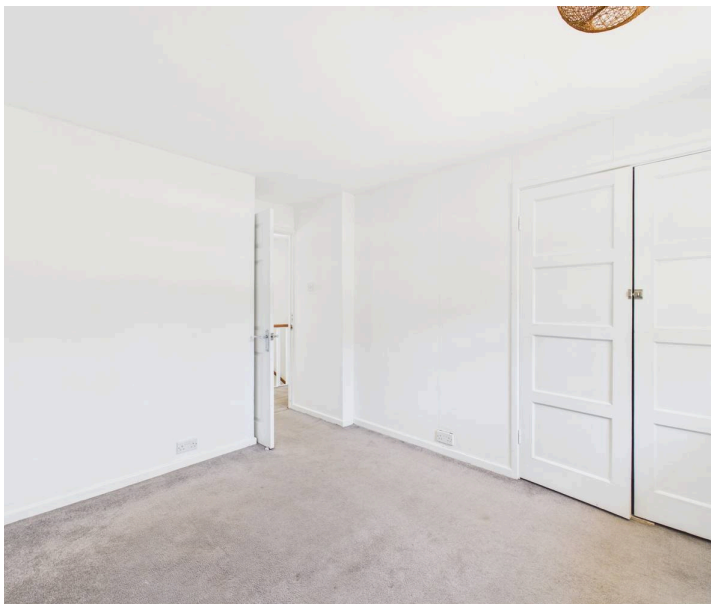
7' 7" x 7' 3" (2.31m x 2.22m)

Window to front, with electric radiator, and carpet flooring.

Bathroom

7' 10" x 4' 11" (2.38m x 1.49m)

Frosted windows to front and side, bath unit with individual taps and separate electric shower over, low level W/C, wash basin with mixer tap over, with partial wall tiling, and vinyl flooring.



FRONT GARDEN

Decorative shingle border, with pathways leading to the front door and side access gate.

REAR GARDEN

Mainly laid to lawn, with patio area to the immediate rear of the property, and pathway leading to the side access gates to front and rear.

COMMUNAL GARDEN

The property benefits from communal grounds to the rear. For more information, please contact the office.

Parking

The property benefits from a driveway to the front providing off-street parking.

Agents Note

This property falls under a band C for the local council tax and costs approximately £1,782.66 per annum for 2026/27. There is an annual service charge for maintaining the communal green areas. The cost for this is approximately £306.60 Per Annum.

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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