



**Lawsons**  
ESTATE AGENTS

**26 Elizabeth Watling Close, Thetford**  
In Excess of **£220,000**

# 26 Elizabeth Watling Close

Thetford, IP24 1TP

Three-bedroom mid-terraced house, ideally situated with easy access to the A11, making it perfect for commuters and families alike. The property boasts a spacious lounge and dining area, complemented by a modern kitchen and breakfast room featuring integrated appliances designed for both functionality and style. The modern family bathroom is finished to a high standard, while a convenient downstairs W/C adds to the practicality of this inviting home. Gas central heating ensures comfort throughout the year, and each of the three bedrooms offers ample space for relaxation and storage. This fantastic home combines modern living with excellent outdoor space in a sought-after location. Call now to arrange a viewing and secure this wonderful property before it is gone.

Council Tax band: B

Tenure: Freehold

## Entrance Hallway

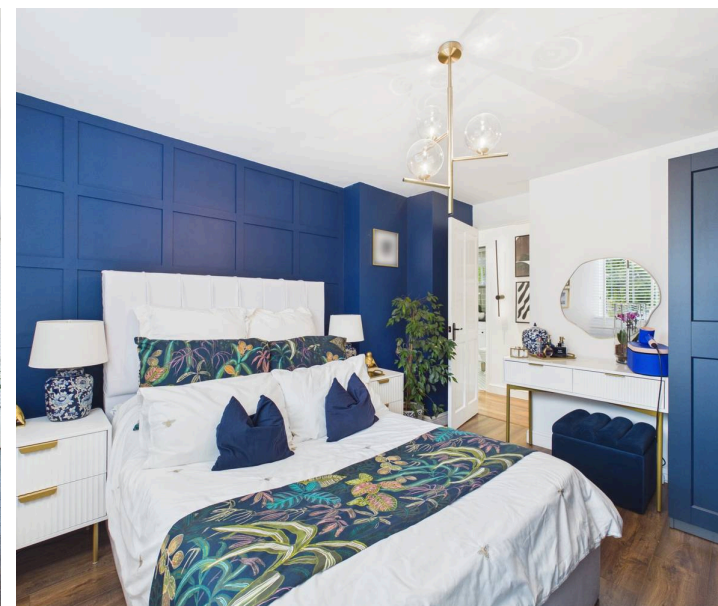
8' 10" x 4' 11" (2.68m x 1.50m)

Doors to kitchen, W/C, and understairs storage cupboard, with opening to lounge / diner, wood effect flooring, spotlighting, and stairs to first floor landing.

## w/c

4' 11" x 2' 10" (1.49m x 0.87m)

Frosted window to front, low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall and floor tiling, and spotlighting.





### **Kitchen / Breakfast Room**

12' 6" x 9' 11" (3.80m x 3.02m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, fridge / freezer, and dishwasher, space for a washing machine, with radiator, wood effect flooring, spotlighting, and door to the rear garden.

### **Lounge / Diner**

21' 7" x 10' 3" (6.58m x 3.12m)

Window to front, feature fire surround, with radiator, wood effect flooring, and French doors to rear garden.

### **First Floor Landing**

3' 0" x 8' 9" (0.91m x 2.67m)

Doors to all bedrooms, family bathroom, and airing cupboard housing the gas fired boiler, with wood effect flooring, spotlighting, and access to loft via ceiling hatch.

### **Bedroom 1**

11' 7" x 11' 6" (3.53m x 3.51m)

Window to rear, with radiator, and wood effect flooring.

### **Bedroom 2**

12' 8" x 10' 0" (3.85m x 3.04m)

Window to rear, with radiator, and wood effect flooring.

### **Bedroom 3**

9' 11" x 6' 9" (3.02m x 2.06m)

Window to front, with radiator, and wood effect flooring.

### **Family Bathroom**

5' 5" x 9' 11" (1.64m x 3.02m)

Window to front, freestanding bath with mixer tap over, separate shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, tiled flooring, and spotlighting.



### Front Garden

Mainly laid to shingle, with pathway leading to the front.

### Rear Garden

Enclosed rear garden, mainly laid to patio, with raised flower bed, synthetic grass section, timber built shed, and rear access gate.

### Parking

The property benefits from on-street parking, with parking bays available to the front of the property on a first come, first served basis. For more information, please contact the office.

### Agents Note

This property falls under a band B for the local council tax and costs approximately £1,955.87 per annum for 2026/27. The vendor has advised that they will remove the existing first floor landing light fitting and replace it with an additional spotlight prior to completion. 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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