



Lawsons
ESTATE AGENTS

43 Norwich Road, Thetford
Offers in Region of **£240,000**

43 Norwich Road

Thetford, IP24 2JE

Three-bedroom terraced house, ideally positioned just a short stroll from the town centre. This inviting home features a spacious lounge, a separate dining room perfect for entertaining, and a family bathroom. Gas central heating provides comfort throughout the year. With an enclosed rear garden, off-road parking for added peace of mind, and its excellent location, this home is sure to attract strong interest. Call now to arrange your viewing and secure this delightful property before it is gone.

Council Tax band: A

Tenure: Freehold

- THREE BEDROOMS
- TERRACED HOUSE
- GAS HEATING
- DINING ROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY
- LOUNGE
- CLOSE TO TOWN
- CALL NOW TO ARRANGE A VIEWING!

Lounge

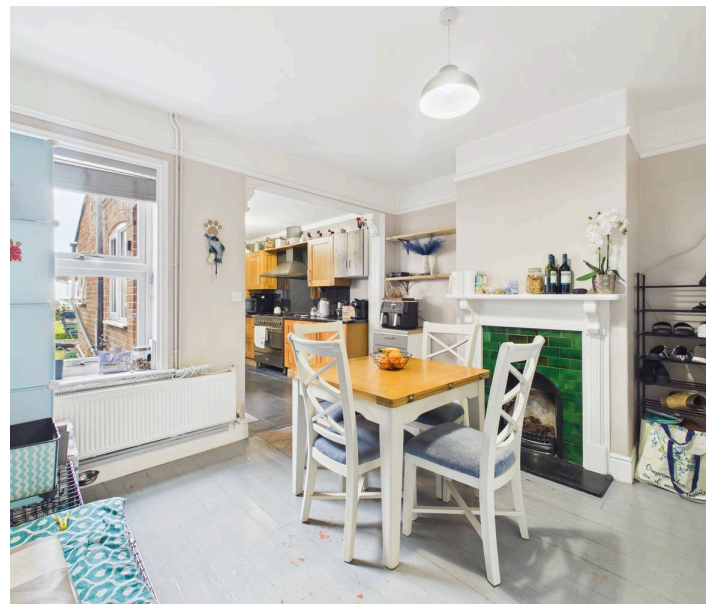
12' 2" x 12' 3" (3.72m x 3.73m)

Window to front, feature fire surround, with radiator, wood flooring, and door to hallway.

Hallway

2' 10" x 2' 6" (0.87m x 0.75m)

Door to dining room, with wood flooring, and stairs to first floor landing.





Dining Room

12' 2" x 12' 0" (3.72m x 3.67m)

Window to rear, feature fire surround, with radiator, door to understairs storage cupboard, and opening to kitchen.

Kitchen

8' 0" x 13' 0" (2.43m x 3.95m)

Window to side, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, space for cooker with cooker hood over, and washing machine, with tiled flooring, and doors to bathroom and rear garden.

Bathroom

8' 2" x 5' 2" (2.48m x 1.57m)

Two frosted windows to side, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with heated towel rail, and part tile / part vinyl flooring.

First Floor Landing

3' 8" x 12' 6" (1.11m x 3.82m)

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

Bedroom 1

16' 2" x 12' 4" (4.94m x 3.77m)

Two windows to front, feature fire surround, built-in wardrobe / storage, with radiator, and carpet flooring.

Bedroom 2

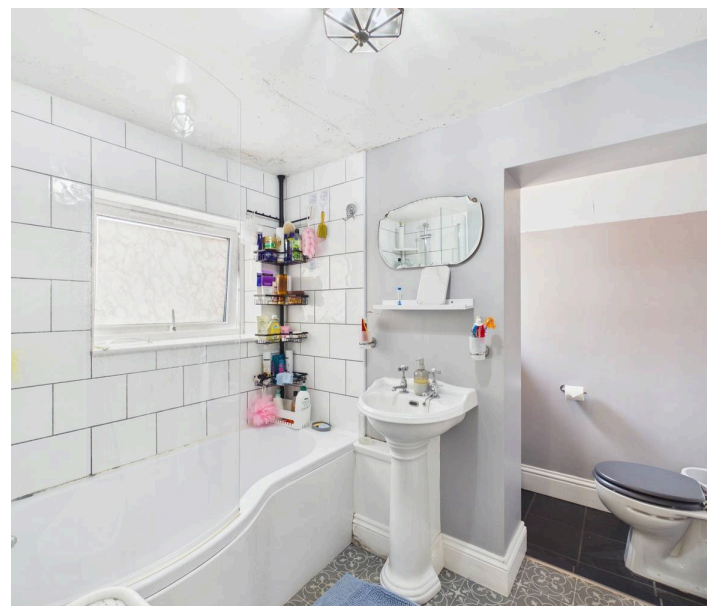
12' 1" x 12' 2" (3.69m x 3.70m)

Window to rear, built-in wardrobe / storage, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 3

8' 0" x 12' 11" (2.45m x 3.93m)

Window to rear, wall mounted gas fired boiler, with radiator, and carpet flooring.



Front Garden

Low level wall to front and both sides, mainly laid to shingle, with pathway leading to the front door.

Rear Garden

Enclosed rear garden mainly laid to lawn, with patio area, and pathway leading to the rear access gate.

Shed

11' 10" x 10' 0" (3.61m x 3.06m)

The property benefits from a large timber built shed, with window to front, and mains power and lighting connected.

Driveway

The property benefits from a driveway to the rear, providing off-road parking.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,676.46 per annum for 2026/27. Please note the property is currently occupied by a tenant. For further 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.

Lawsons Estate Agents

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