



Lawsons
ESTATE AGENTS

24 Newtown, Thetford
Guide Price £210,000 – £220,000

24 Newtown

Thetford, IP24 3AT

Three-bedroom semi-detached house boasting a conservatory, providing additional living space that complements the spacious lounge perfectly. The kitchen features integrated appliances, ensuring convenience and functionality for daily use. Located conveniently close to town and a variety of amenities, this property offers easy access to the A11 and A134, making commuting a breeze. With the added bonuses of a garage and parking, this home is the epitome of practicality and comfort. Additionally, the property is chain-free, making it an attractive option for those looking to move quickly. Don't miss out on the opportunity to make this house your home. Contact us now to arrange a viewing!

Council Tax band: B Tenure: Freehold

Porch

3' 2" x 8' 11" (0.97m x 2.71m)

Windows to front and side, with tiled flooring, and door to hallway.

Hallway

10' 3" x 5' 11" (3.13m x 1.81m)

Doors to lounge, and dining area, with radiator, wood effect flooring, and stairs to first floor landing.

Dining Area

14' 3" x 10' 10" (4.35m x 3.29m)

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

Kitchen

6' 6" x 10' 11" (1.99m x 3.34m)

Window to conservatory, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, and fridge / freezer, space for dishwasher and one further undercounter appliance, with radiator, tiled flooring, and door to lobby.



**Lobby**

2' 11" x 2' 9" (0.90m x 0.84m)

Doors to W/C and conservatory, with wood effect flooring.

W/C

4' 3" x 2' 6" (1.30m x 0.76m)

Frosted window to rear, low level W/C with integrated wash basin and mixer tap over, with partial wall tiling, radiator, and wood effect flooring.

Conservatory

12' 3" x 10' 8" (3.73m x 3.24m)

Windows to all aspects, with radiator, wood effect flooring, and French doors to rear garden.

Lounge

17' 1" x 10' 4" (5.20m x 3.16m)

Window to front, feature electric fireplace with surround, with radiator, carpet flooring, and French doors to rear garden.

First Floor Landing

2' 10" x 6' 2" (0.86m x 1.89m)

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

Bedroom 1

16' 11" x 10' 7" (5.15m x 3.22m)

Windows to front and rear, built-in storage cupboard housing the gas fired boiler, further built-in storage and recess, with radiator, and carpet flooring.

Bedroom 2

9' 1" x 13' 10" (2.77m x 4.21m)

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

Bedroom 3

7' 8" x 10' 8" (2.33m x 3.26m)

Window to rear, with radiator, and carpet flooring.



Shower Room

4' 8" x 8' 0" (1.41m x 2.43m)

Frosted window to rear, 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, and tiled flooring.

Front Garden

The front garden is mainly laid to shingle providing off-road parking, with mature shrubs to the front, shared driveway leading to the garage at the rear, pathway leading to the front door, and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, laid to lawn, with mature shrubs, patio area to the immediate rear of the property, pathway leading to the rear with a segregated area with space for two garden sheds, and side access gate to the garage and front.

Garage

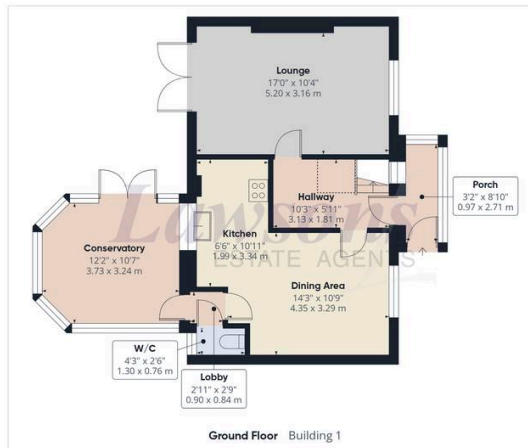
The property benefits from a single garage, with an up and over door to front.

Parking

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

Agents Note

This property falls under an B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26. We have been advised by our vendors that there is a shared right of access with the neighbouring property over the driveway, for more information, please contact the office. The property has previously experienced some minor structural movement, which was professionally investigated and found to be caused by a drainage issue. This has since been fully resolved, with repairs carried out to address the cause and a settlement agreed for any associated cosmetic works. A Certificate of Structural Adequacy was issued in May 2025, confirming the matter has been appropriately dealt with. Full supporting documentation is available for interested parties upon request. For more information, please contact the office.



Approximate total area ⁽¹⁾	1259 ft ² 116.9 m ²
Reduced headroom	9 ft ² 0.8 m ²
(1) Excluding balconies and terraces	
Reduced headroom Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
GIRAFFE360	

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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