



**Lawsons**  
ESTATE AGENTS

**318 St. Johns Way, Thetford**  
Guide Price £190,000 – £200,000

# 318 St. Johns Way

Thetford, IP24 3PA

GUIDE PRICE £190,000 - £200,000. We are delighted to present this extended three bedroom terraced house, ideally situated close to the town centre and local amenities, with easy access to the A11. This chain free property boasts a spacious lounge, a separate dining room, and a bright conservatory, perfect for relaxing or entertaining guests. The modern kitchen/breakfast room is well-equipped, offering ample space for family meals, while the bathroom and separate W/C provide added convenience for busy households. With its practical layout and inviting atmosphere, this home is ready for you to move straight in.

Council Tax band: A

Tenure: Freehold

## Hallway

5' 10" x 9' 1" (1.79m x 2.78m)

Doors to lounge and kitchen / breakfast room, laminate flooring, radiator, and stairs to first floor landing.

## Lounge

11' 11" x 17' 3" (3.62m x 5.27m)

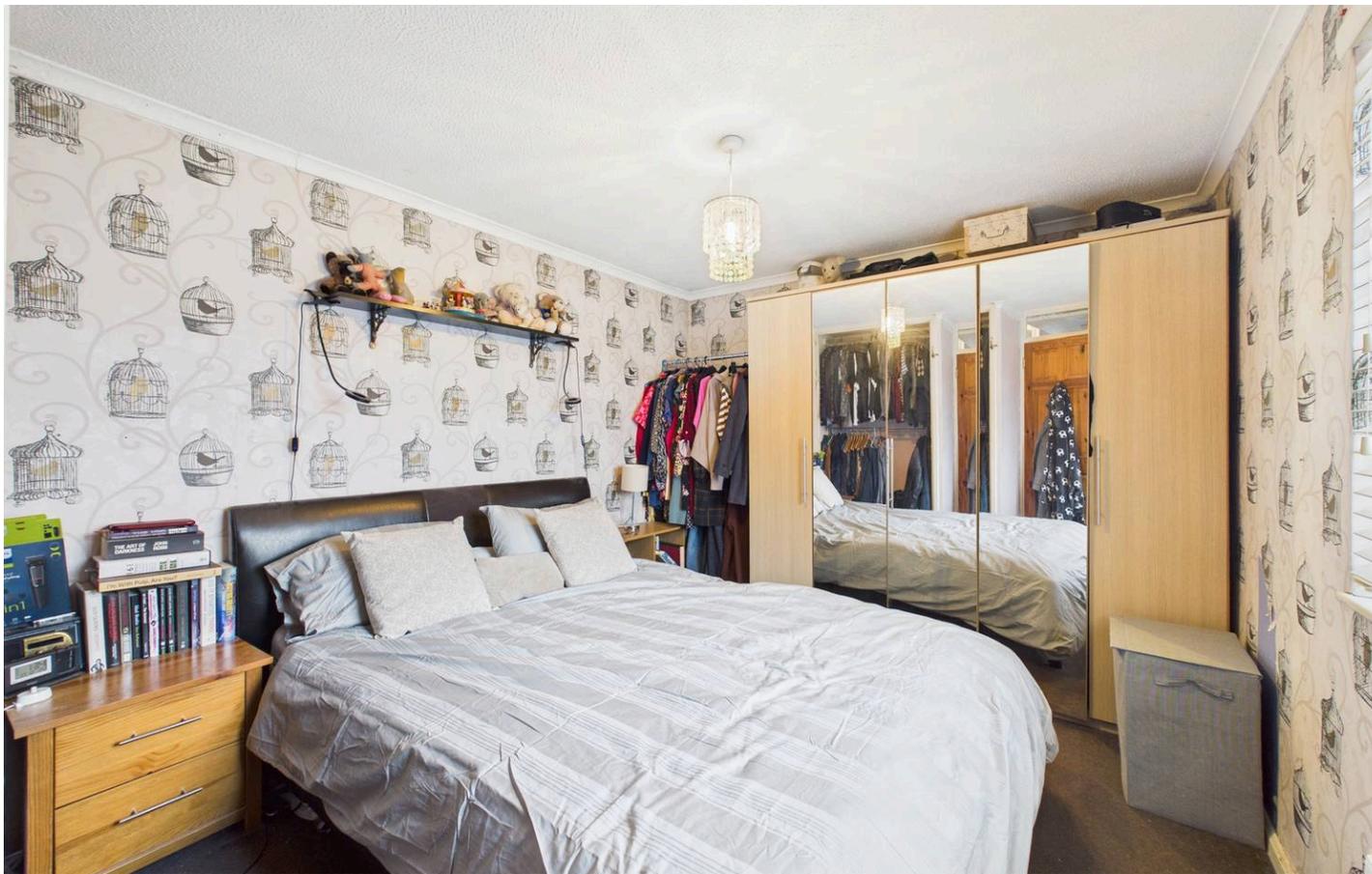
Window to front, radiator, laminate flooring and sliding patio doors to the conservatory.

## Conservatory

9' 0" x 9' 5" (2.74m x 2.86m)

Windows to side and rear, tiled flooring and French doors to the rear garden.





### **Kitchen / Breakfast Room**

19' 0" x 9' 7" (5.78m x 2.93m)

Window to rear, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, matching up stand and tiled splash backs and laminate flooring. Built in single oven, gas hob with cooker hood over, further space for dishwasher and American style fridge freezer, breakfast bar, storage cupboard with space for washing machine and wall mounted gas combination boiler and opening to dining room.

### **Dining Room**

11' 10" x 6' 5" (3.61m x 1.95m)

Window to front, radiator, vaulted ceiling with Velux window and herringbone style flooring.

### **First Floor Landing**

9' 5" x 2' 9" (2.86m x 0.84m)

Doors to all bedrooms, bathroom, separate WC and airing cupboard, carpet flooring and loft hatch.

### **Bedroom 1**

8' 6" x 17' 1" (2.58m x 5.20m)

Windows to front and rear, radiator and carpet flooring.

### **Bedroom 2**

10' 9" x 9' 7" (3.27m x 2.93m)

Window to front, radiator, carpet flooring and built in wardrobe.

### **Bedroom 3**

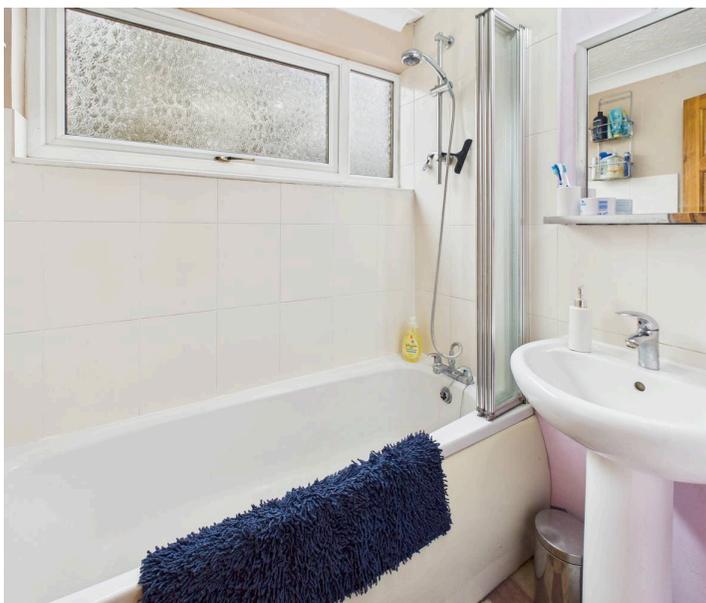
6' 7" x 9' 5" (2.00m x 2.86m)

Window to front, radiator, carpet flooring and built in wardrobe.

### **Bathroom**

5' 7" x 4' 7" (1.70m x 1.40m)

Window to rear, bath with mixer tap and shower attachment over, glass shower screen, wash basin, part wall tiling, vinyl flooring and radiator.



### Separate WC

2' 7" x 4' 8" (0.79m x 1.42m)

Window to rear, low level WC, vinyl flooring and low level wall panelling.

### Front Garden

The front garden offers a raised flower bed with pathway leading to the front door.

### Rear Garden

The rear garden is mainly laid to lawn with a timber decking area, shingle borders, timber summerhouse with power and lights connected and large timber shed, patio area with wooden pergola and gate to rear.

### On street

The property offers on street parking with parking bays available on a first come first serve basis.

### Agents Note

This property falls under a band A for the local council tax and costs approximately £1,592.77 per annum for 2025/26. In accordance with the section 21 of the 1979 Estate Agents Act we must inform you that the owner of this property is a family member of an employee of Lawsons Estate Agents. 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.

Lawsons Estate Agents

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