



Lawson's
ESTATE AGENTS

36 Elizabeth Watling Close, Thetford
£200,000

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Thetford, IP24 1TP

Chain-free three-bedroom terraced house, ideally positioned for easy access to the A11 and within close proximity to reputable schools and the local leisure centre, making it a superb choice for families and commuters alike. The property features a spacious lounge / diner that flows seamlessly into a bright conservatory, offering flexible living and entertaining spaces. The family shower room is complemented by the convenience of a ground floor W/C, while gas heating ensures comfort throughout the seasons. Each bedroom is well-proportioned, providing ample space for relaxation or study. With its practical layout and sought-after location, this home is perfectly suited for those seeking both comfort and convenience. Call now to arrange a viewing!

Council Tax band: B

Tenure: Freehold

- CHAIN FREE!
- CONSERVATORY
- EASY ACCESS TO THE A11
- FAMILY SHOWER ROOM
- ENCLOSED REAR GARDEN
- GAS HEATING
- GROUND FLOOR W/C
- CLOSE TO SCHOOLS & LEISURE CENTRE
- LOUNGE / DINER
- CALL NOW TO ARRANGE A VIEWING!





Porch

6' 1" x 3' 3" (1.85m x 1.00m)

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

Hallway

2' 6" x 8' 9" (0.77m x 2.67m)

Doors to kitchen, lounge / diner, and WC, opening to understairs storage recess, with radiator, carpet flooring, and stairs to first floor landing.

Kitchen

9' 9" x 12' 4" (2.98m x 3.77m)

Window to rear, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker, washing machine, and one further undercounter appliance, with radiator, tile effect vinyl flooring, and door to rear garden.

Lounge / Diner

10' 4" x 21' 6" (3.15m x 6.56m)

Bay window to front, feature electric fireplace with surround, with radiator, carpet flooring, and patio door to the conservatory.

Conservatory

9' 5" x 6' 4" (2.87m x 1.94m)

Windows to rear and side, low level wall surround, with electric radiator, carpet flooring, and French doors to the rear garden.

W/C

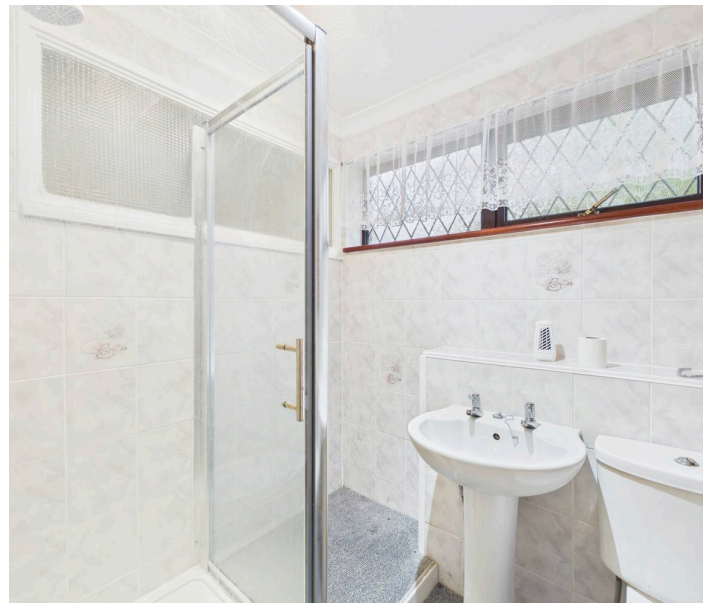
2' 11" x 5' 5" (0.89m x 1.65m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with carpet flooring.

First Floor Landing

8' 7" x 3' 1" (2.61m x 0.94m)

Doors to all bedrooms, family bathroom, storage cupboard, and airing cupboard housing the gas fired combination boiler, with carpet flooring, and access to loft via ceiling hatch.



Bedroom 1

11' 4" x 11' 4" (3.46m x 3.46m)
Window to rear, with radiator, and carpet flooring.

Bedroom 2

9' 11" x 12' 6" (3.01m x 3.82m)
Window to rear, with radiator, and carpet flooring.

Bedroom 3

6' 8" x 9' 11" (2.04m x 3.02m)
Window to front, with radiator, and carpet flooring.

Family Shower Room

6' 4" x 5' 7" (1.93m x 1.69m)
Frosted window to front and stairwell, shower cubicle with electric shower over, low level W/C, wash basin with individual taps over, with full wall tiling, radiator, and carpet flooring.

Front Garden

Enclosed front garden, mainly laid to brick weave paving, with low level hedging to front and side, and door to porch.

Rear Garden

Enclosed rear garden, with brick weave patio area to the immediate rear of the property, covered decking area, with two sheds, and access gates to rear and side.

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 property is currently going through probate, 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.

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