

Lawsons
ESTATE AGENTS

37 Churchill Road, Thetford

In Excess of **£280,000**

37 Churchill Road

Thetford, IP24 2JW

We are delighted to offer for sale this three bedroom semi detached house, ideally located close to schools and local amenities, with easy access to the A11. A modern shower room adds contemporary appeal, while the versatile study and utility room provides useful space for working from home and managing everyday household tasks. The spacious lounge and diner offers a welcoming setting for relaxing, entertaining and enjoying meals together, with plenty of flexibility to arrange the space to suit your lifestyle. Three bedrooms provide accommodation for a range of buyers, whether you are looking for a family home, space for guests or an additional room to use as a home office. A convenient ground floor W/C adds to the practical layout, while gas heating provides comfort throughout the property. The location combines access to everyday essentials with convenient road connections, making it well placed for those who need to travel via the A11. The garage and driveway offer parking and useful additional space, adding further appeal to this well rounded home. With its combination of generous living accommodation, practical features and a convenient setting, this property is well worth a closer look. Call now to arrange a viewing and discover its potential.







Council Tax band: B

Tenure: Freehold

Porch
5' 10" x 2' 6" (1.79m x 0.75m)
Window to front, with carpet flooring, and door to hallway.

Hallway
6' 0" x 11' 5" (1.84m x 3.49m)
Doors to kitchen, lounge / diner, and understairs storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.







Kitchen
8' 1" x 11' 1" (2.46m x 3.39m)
Window to side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven & gas hob with cooker hood over, space for freestanding fridge / freezer and dishwasher, with wood effect flooring, serving hatch to lounge / diner, and opening to lobby.

Lounge / Diner
9' 3" x 25' 0" (2.83m x 7.63m)
Window to front, media wall with integrated electric fire, with two radiators, carpet flooring, French doors to study / utility, and single door returning to the hallway.

Lobby
8' 1" x 3' 3" (2.47m x 0.98m)
Doors to study / utility and rear garden, with radiator, and wood effect flooring.

Study / Utility
14' 1" x 11' 5" (4.30m x 3.48m)
Windows to rear and side, with radiator, wood effect flooring, single door to W/C, and French doors to lounge / diner, and rear garden.

W/C
2' 7" x 4' 5" (0.78m x 1.34m)
Frosted window to side, low level W/C, wash basin with individual taps over, with wood effect flooring.

First Floor Landing
2' 6" x 11' 2" (0.75m x 3.41m)
Window to side, doors to all bedrooms, family shower room, W/C, and airing cupboard housing the gas fired combination boiler, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
10' 6" x 11' 3" (3.19m x 3.42m)
Window to rear, built-in open wardrobes, with radiator, and carpet flooring.

Bedroom 2
9' 7" x 11' 3" (2.92m x 3.42m)
Window to front, with radiator, and carpet flooring.

Bedroom 3
7' 9" x 8' 0" (2.37m x 2.44m)
Window to front, with radiator, and carpet flooring.

Shower Room
6' 9" x 5' 5" (2.07m x 1.66m)
Frosted window to rear, shower cubicle with mixer tap shower, wash basin with mixer tap over, with full wall tiling, heated towel rail, and tiled flooring.

W/C
4' 0" x 2' 9" (1.22m x 0.83m)
Frosted window to side, low level W/C, with partial wall tiling, and tile effect vinyl flooring.

Front Garden

Mainly laid to lawn, with driveway leading to the single garage, and pathways leading to the front door, and side access gate to the rear garden.

Rear Garden

Generous and enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, variety of mature shrubs, multiple trees, and hedging, with space for multiple garden sheds, single door to garage, and side access gate to the front of the property.

Garage
9' 1" x 18' 2" (2.76m x 5.53m)
Electric roller door to front, mains power and lighting connected, with window to rear, and single door to rear.

Parking

The property also benefits from a driveway leading to the single garage, providing off-street parking. Further on-street parking is available nearby 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.



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
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

