



Lawson's
ESTATE AGENTS

3 Star Lane, Thetford
£235,000

3 Star Lane

Thetford, IP24 3AJ

Three-bedroom mid-terrace house, ideally situated with easy access to the A11 and A134 and just a short distance from the town centre and local amenities.

The property boasts a welcoming lounge, dining room perfect for family meals and entertaining guests, and benefits from efficient gas heating throughout. The well-appointed family bathroom provides comfort and convenience, while the thoughtfully designed kitchen offers ample space for culinary pursuits. Each bedroom is generously sized, offering flexibility for growing families or those seeking a home office. Call now to view!

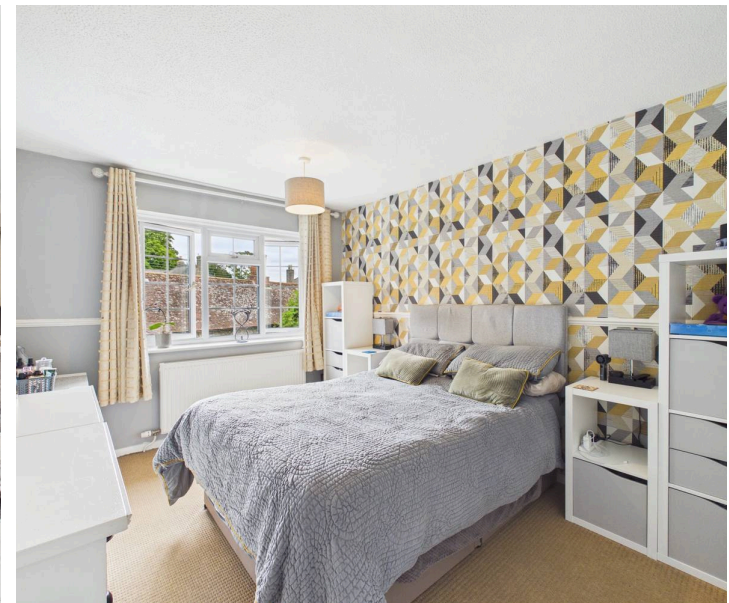
Council Tax band: B Tenure: Freehold

- THREE BEDROOMS
- MID-TERRACE HOUSE
- DINING ROOM
- GAS HEATING
- EASY ACCESS TO THE A11 & A134
- CLOSE TO TOWN & AMENITIES
- ENCLOSED REAR GARDEN
- OFF-STREET PARKING
- FAMILY BATHROOM
- CALL NOW TO ARRANGE A VIEWING!

Entrance Hallway

5' 9" x 8' 8" (1.74m x 2.65m)

Doors to lounge and storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.





Lounge

10' 5" x 21' 8" (3.18m x 6.60m)

Two windows to rear, with two radiators, carpet flooring, single door to dining room, and French doors to the rear garden.

Dining Room

6' 11" x 14' 4" (2.10m x 4.38m)

Window to rear, with radiator, wood effect flooring, and door to kitchen.

Kitchen

7' 10" x 13' 5" (2.38m x 4.10m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, wall mounted and cupboard enclosed gas fired boiler, space for freestanding cooker with cooker hood over, dishwasher, washing machine and fridge / freezer, with with tile effect flooring, and spotlighting.

First Floor Landing

3' 1" x 4' 8" (0.93m x 1.42m)

Doors to all bedrooms, family bathroom, and storage cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

9' 8" x 12' 4" (2.94m x 3.77m)

Window to rear, built-in wardrobes, with radiator, and carpet flooring.

Bedroom 2

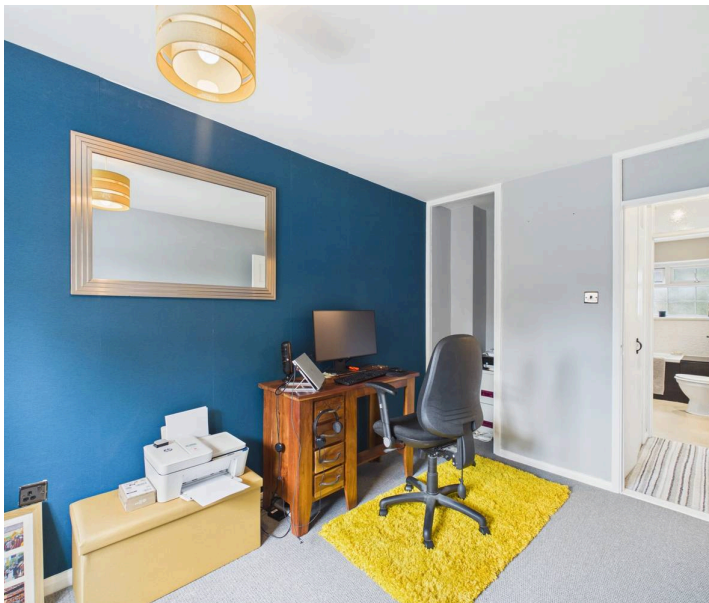
8' 0" x 12' 4" (2.44m x 3.75m)

Window to rear, opening to storage recess, with radiator, and carpet flooring.

Bedroom 3

6' 4" x 10' 5" (1.92m x 3.18m)

Window to rear, built-in wardrobe, with radiator, and wood effect vinyl flooring.



Bathroom

7' 9" x 8' 9" (2.37m x 2.66m)

Frosted window to front, bath with mixer tap and separate electric shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, vinyl flooring, and spotlighting.

Front Garden

Mainly laid to decorative shingle, with outside tap, and door to entrance hallway.

Rear Garden

Enclosed rear garden, mainly laid to synthetic lawn and decking, with decorative shingle borders.*

Parking

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

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. Please note that there is a legal right of way across the rear garden in favour of neighbouring properties. 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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