



Lawsons
ESTATE AGENTS

27 Rosecroft Way, Thetford
Guide Price £200,000 – £210,000

27 Rosecroft Way

Thetford, IP24 2YE

Three-bedroom terraced house, ideally situated for those seeking easy access to the A11 and all local amenities. The property benefits from a kitchen / diner, ideal for family gatherings or entertaining guests, and a generous lounge offering a welcoming atmosphere. The property also benefits from a garage and allocated parking, delivering convenience and peace of mind for busy households. Call now to arrange your visit and secure this wonderful property before it is snapped up.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- TERRACED HOUSE
- GAS HEATING
- ENCLOSED REAR GARDEN
- EASY ACCESS TO THE A11
- LOUNGE
- KITCHEN / DINER
- FAMILY BATHROOM
- GARAGE & PARKING
- CALL NOW TO ARRANGE A VIEWING!





Porch

3' 4" x 5' 8" (1.02m x 1.73m)

Window to side, with carpet flooring, and door to lounge.

Lounge

14' 6" x 15' 0" (4.42m x 4.56m)

Window to front, with radiator, carpet flooring, opening to kitchen / diner, and stairs to first floor landing.

Kitchen / Diner

9' 8" x 15' 1" (2.95m x 4.59m)

Two windows to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, wall mounted gas fired boiler, with space for cooker with cooker hood over, fridge / freezer, and washing machine, with radiator, part carpet / part wood effect flooring, and door to the rear garden.

First Floor Landing

9' 0" x 4' 0" (2.74m x 1.22m)

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

Bedroom 1

12' 9" x 8' 3" (3.88m x 2.51m)

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

Bedroom 2

11' 2" x 8' 4" (3.40m x 2.53m)

Window to rear, with radiator, and carpet flooring.

Bedroom 3

8' 4" x 6' 6" (2.53m x 1.97m)

Window to front, with radiator, and carpet flooring.

Bathroom

6' 7" x 6' 5" (2.01m x 1.96m)

Frosted window to rear, bath with individual taps and separate electric shower over, low level W/C, wash basin with individual taps over, with full wall and floor tiling, and radiator.



FRONT GARDEN

Mainly laid to decorative shingle, with a mature shrub, and pathway leading to the front door.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with mature shrubs and trees, patio area to the immediate rear of the property, and pathway leading to a side access gate to the front.

Garage

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

Parking

The property benefits from allocated parking to the front of the garage.

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 the property is currently occupied by a tenant. For further 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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