



Lawson's
ESTATE AGENTS

44 Durham Way, Thetford
In Excess of **£150,000**

44 Durham Way

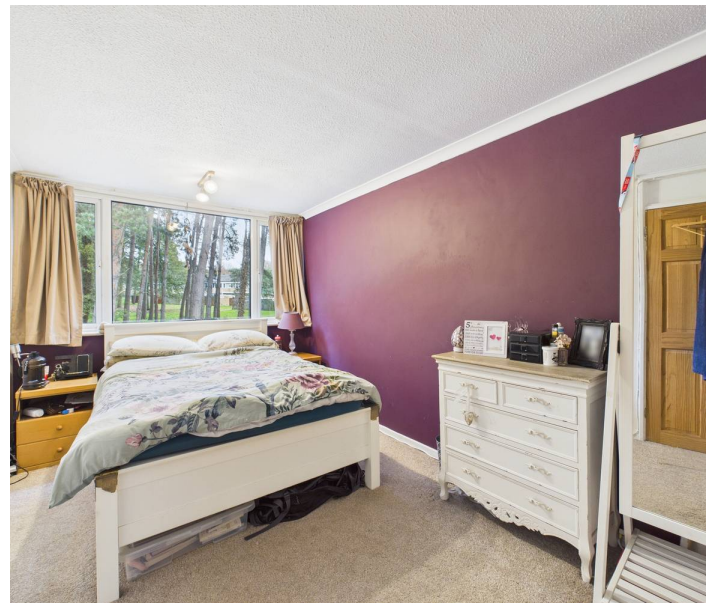
Thetford, IP24 1DU

3-bedroom mid-terraced house boasting a kitchen / diner, ideal for family meals and entertaining, this property offers modern comforts with gas heating ensuring warmth throughout. The convenient location close to schools makes it an ideal family home. The property features a family bathroom and a comfortable lounge area. The inclusion of a brick-built outbuilding provides additional storage space and versatility for various needs. Easy access to the A11 further enhances the property's appeal, facilitating convenient travel options for residents. Don't miss out on this fantastic opportunity - call now to arrange a viewing and secure this wonderful home for you and your family.

Council Tax band: A

Tenure: Freehold

- THREE BEDROOMS
- KITCHEN / DINER
- GAS HEATING
- CLOSE TO SCHOOLS
- FAMILY BATHROOM
- BRICK-BUILT OUTBUILDING
- LOUNGE
- EASY ACCESS TO THE A11
- ENCLOSED REAR GARDEN
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

6' 3" x 6' 2" (1.90m x 1.87m)

Window to front, with radiator, and wood effect flooring.

Kitchen / Diner

14' 11" x 16' 10" (4.55m x 5.14m)

Window to front, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, space for freestanding cooker with cooker hood over, fridge / freezer, washing machine, and tumble dryer, with breakfast bar, radiator, wood effect flooring, door to lounge, and stairs to first floor landing.

Lounge

14' 10" x 13' 2" (4.53m x 4.01m)

Windows to rear, with radiator, wood effect flooring, and French doors to rear garden.

First Floor Landing

6' 2" x 9' 7" (1.89m x 2.92m)

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

Bedroom 1

8' 8" x 13' 11" (2.63m x 4.24m)

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

Bedroom 2

8' 6" x 12' 10" (2.60m x 3.91m)

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

Bedroom 3

6' 3" x 10' 8" (1.90m x 3.26m)

Window to rear, with radiator, and carpet flooring.

Bathroom

6' 2" x 9' 11" (1.87m x 3.02m)

Frosted window to front, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, with heated towel rail, and wood effect flooring.



Outbuilding

15' 5" x 7' 7" (4.69m x 2.31m)
Doors to the rear garden and the rear of the property, with mains power and lighting connected.

Front Garden

Mainly laid to shingle, with plant bedding area laid with shrubs, brick-built store, with space for bins, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to brick weave patio, with shingle border, single door to outbuilding, and French doors to lounge.

Parking

The property benefits from off-street parking bays to the front, available on a first come, first served basis.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,592.77 per annum for 2025/26.

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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