



Lawsons
ESTATE AGENTS

76 Mallow Road, Thetford
£250,000

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Thetford, IP24 2YD

Three bedroom semi-detached house, perfectly positioned for easy access to the A11. The property boasts a spacious lounge ideal for relaxing or entertaining, a modern family bathroom, and gas heating throughout for year-round comfort. The kitchen is fitted with ample storage, while all three bedrooms offer space for families or professionals alike. A versatile multi-use shed (complete with power and lighting) provides an excellent workspace or additional storage, making this home both practical and inviting. The property further benefits from a garage and driveway, ensuring parking for residents and guests. With its sought-after location and impressive features, this home is sure to appeal to a wide range of buyers. Call now to arrange a viewing and secure this fantastic home.

Council Tax band: B

Tenure: Freehold

Entrance Hallway

5' 0" x 2' 11" (1.53m x 0.88m)

Window to front, doors to W/C and lounge, with radiator, and wood effect flooring.

w/c

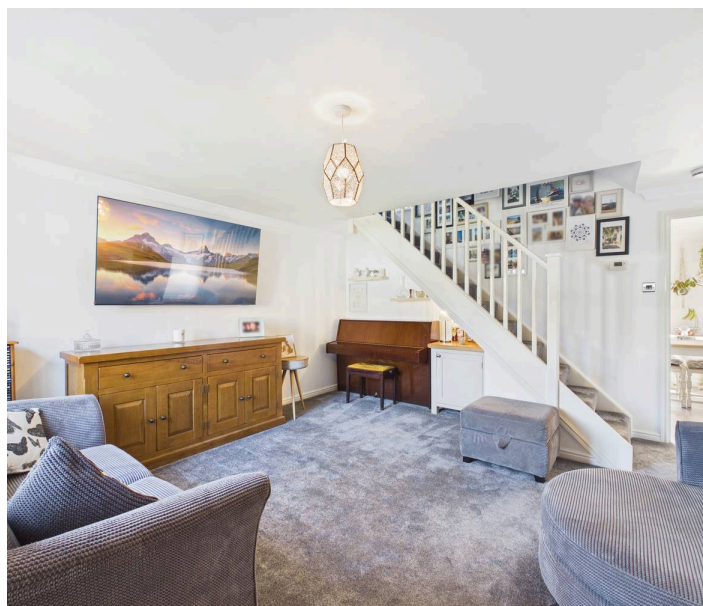
5' 8" x 2' 10" (1.73m x 0.87m)

Frosted window to front, low level W/C, wash basin with mixer tap over and vanity storage beneath, with radiator, partial wall tiling, and tiled flooring.

Lounge

14' 5" x 14' 9" (4.39m x 4.49m)

Window to front, with radiator, carpet flooring, door to dining area, and stairs to first floor landing.





Dining Area

9' 6" x 8' 0" (2.90m x 2.44m)

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

Kitchen

9' 6" x 6' 11" (2.89m x 2.10m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker with cooker hood over, washing machine, and tumble dryer, with wood effect flooring.

First Floor Landing

8' 11" x 3' 10" (2.72m x 1.17m)

Doors to all bedrooms and family bathroom, with radiator, and carpet flooring.

Bedroom 1

11' 3" x 8' 2" (3.42m x 2.49m)

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

Bedroom 2

9' 5" x 8' 3" (2.88m x 2.51m)

Window to rear, built-in wardrobe, further storage cupboard housing the gas fired combination boiler, with radiator, and carpet flooring.

Bedroom 3

8' 4" x 6' 4" (2.55m x 1.94m)

Window to front, with radiator, and carpet flooring.

Family Bathroom

5' 9" x 6' 6" (1.74m x 1.97m)

Frosted window to rear, bath with mixer tap and shower attachment over and further mixer tap shower over, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and tiled flooring.



Front Garden

Mainly laid to decorative shingle, with mature shrubs, pathway leading to the front door, brick weave driveway leading to the single garage, and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with mature shrubs, small trees, decking area to the immediate rear of the property, pathway leading to the garage and garden shed, and side access gate returning to the front of the property.

Garden Shed

12' 6" x 5' 7" (3.80m x 1.71m)

The property benefits from a garden shed, with mains power and lighting connected, that can be used for a variety of purposes.

Garage

16' 9" x 8' 4" (5.11m x 2.54m)

Up and over door to front, with mains power and lighting connected, and single door to the rear garden.

Parking

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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	74	79
England, Scotland & Wales		
		EU Directive 2002/91/EC