



Lawsons
ESTATE AGENTS

28 Ethelreda Drive, Thetford

Guide Price **£210,000**

28 Ethelreda Drive

Thetford, IP24 2UB

A warm welcome to this modern three-bedroom terraced house, brought to you by Lawsons Estate Agents, located in a popular development on the north side of town. This chain-free property boasts a principal bedroom with an en suite and built-in wardrobes in all bedrooms. Tucked towards the end of a quiet cul-de-sac, this home has been freshly decorated throughout, featuring new carpets and vinyl flooring. With a convenient ground floor cloakroom and an EPC to follow, early viewing is highly recommended to fully appreciate all this property has to offer.

Outside, the property offers spaces to enjoy the outdoors. From the front driveway, a pathway leads to the front door storm porch with courtesy lighting. The rear of the property features a patio area perfect for al-fresco dining, leading to a generous lawn area enclosed by fencing on both sides and at the rear. An access gate provides convenience, while a timber shed offers additional storage. Experience the serenity and convenience this property has to offer by booking a viewing today before it's too late!

Council Tax band: B

Tenure: Freehold





Entrance Hall

4' 10" x 3' 6" (1.47m x 1.07m)

Laminate wooden flooring, radiator, door to Lounge and door to;

Cloakroom

5' 1" x 3' 3" (1.55m x 0.99m)

White suite comprising; low level wc, wash hand basin, radiator.

Lounge

17' 10" x 11' 0" (5.44m x 3.36m)

Double glazed window to front, feature fire place with wooden mantle, laminate wooden flooring, stairs to first floor landing, under stairs storage cupboard, radiator, door to;

Kitchen/Diner

13' 10" x 9' 5" (4.22m x 2.87m)

Fitted with a range of base and wall mounted units, work surface with inset one and a half bowl stainless steel single drainer sink unit with mixer taps, built in double oven, 4 ring gas hob and extractor hood, integrated fridge freezer, space and plumbing for automatic washing machine, cupboard housing gas fire boiler supplying domestic hot water and central heating, tiled flooring, radiator, double glazed window to rear and sliding patio doors to the garden.

Landing

10' 7" x 2' 11" (3.22m x 0.88m)

Doors to all three bedrooms and the family bathroom.

Bedroom 1

10' 4" x 8' 11" (3.16m x 2.72m)

Double glazed window to front, built in double wardrobe, door to;

En Suite

4' 11" x 4' 9" (1.49m x 1.45m)

White suite comprising; low level wc, wash hand basin, fully tiled shower cubicle with glazed screen and sliding doors, extractor fan, double glazed window to front.



Bedroom 2

11' 3" x 7' 9" (3.43m x 2.35m)

Double glazed window to rear, built in double wardrobe, access to loft via hatch, radiator.

Bedroom 3

8' 4" x 6' 0" (2.54m x 1.82m)

Double glazed window to rear, built in double wardrobe, radiator.

Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

White suite comprising; low level wc, pedestal wash hand basin, panel enclosed bath with mixer taps and shower attachment, part tiled walls, shaver point, extractor fan, radiator.

Front Garden

Front the driveway there is a pathway to the front door and storm porch with courtesy lighting.

Rear Garden

There is a patio to the immediate rear of the property with the rest being mainly laid to lawn, fenced to both side and to the rear with access gate and timber shed.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26.



Approximate total area¹⁾
722.9 ft²
67.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Viewing

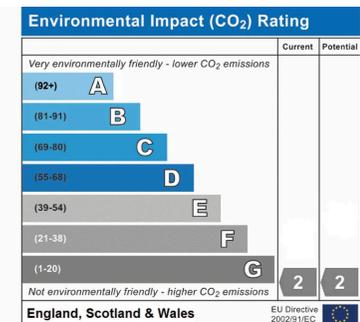
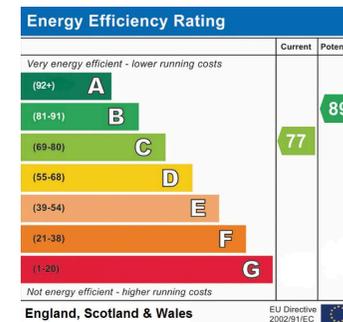
Strictly by an appointment via Lawson's Estate Agents 01842 755422.

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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