



Lawsons
ESTATE AGENTS

6 St. Martins Lane, Barnham
£290,000

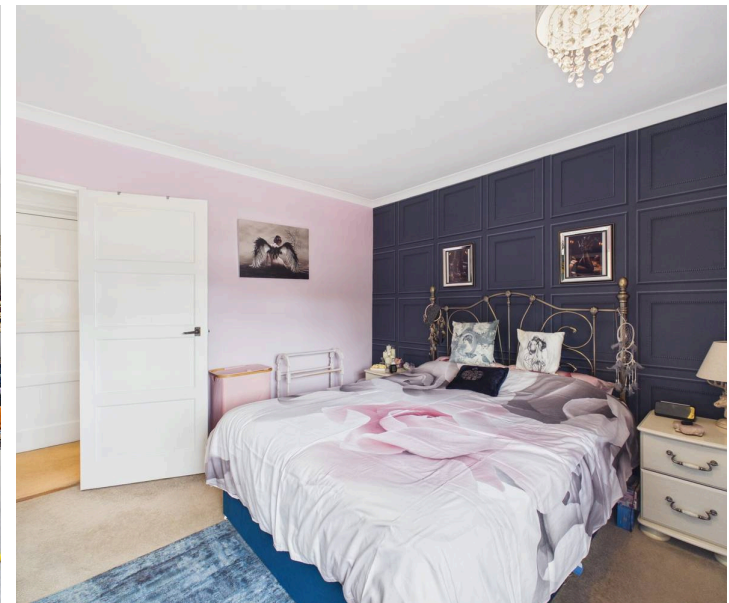
6 St. Martins Lane

Barnham, IP24 2NQ

Three-bedroom semi-detached house, perfectly positioned in an idyllic village location with easy access to the A134. The property boasts a welcoming sitting room, a family bathroom, and a convenient ground floor W/C. The kitchen is complemented by a separate utility room, offering ample space for modern appliances and laundry needs. Oil-fired heating ensures comfort throughout the seasons, making this home both practical and inviting for families or professionals seeking a peaceful lifestyle. A generous rear garden, provides an ideal setting for outdoor entertaining, gardening, or simply relaxing in a tranquil environment. With its blend of comfortable living spaces, attractive outdoor features, and sought-after village setting, this home is sure to appeal to a wide range of buyers. Early viewing is highly recommended - call now to secure your appointment and experience all this wonderful property has to offer.

Council Tax band: B Tenure: Freehold

- SEMI-DEATCHED HOUSE
- THREE BEDROOMS
- UTILITY ROOM
- SITTING ROOM
- FAMILY BATHROOM & GROUND FLOOR W/C
- GENEROUS REAR GARDEN
- OIL FIRED HEATING
- IDYLLIC VILLAGE LOCATION
- EASY ACCESS TO THE A134
- CALL NOW TO VIEW!





Entrance Hallway

7' 3" x 6' 0" (2.20m x 1.82m)

Doors to sitting room and lounge / diner, with wood effect flooring, and stairs to first floor landing.

Sitting Room

16' 9" x 11' 7" (5.10m x 3.53m)

Windows to front and rear, with two radiators, and carpet flooring.

Lounge / Diner

16' 8" x 11' 8" (5.07m x 3.56m)

Window to front, doors to kitchen and two storage cupboards, with radiator, wood effect flooring, and French doors to the rear garden.

Kitchen

11' 7" x 13' 1" (3.54m x 3.99m)

Windows to front and rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated fridge, dishwasher, and kickboard heater, space for freestanding cooker with cooker hood over, and washing machine, with underfloor heating, tiled flooring, and door to utility room.

Utility Room

8' 11" x 5' 2" (2.71m x 1.57m)

Doors to W/C and side, space for freestanding fridge / freezer and tumble dryer, with wood effect vinyl flooring.

W/C

5' 0" x 2' 10" (1.53m x 0.87m)

Frosted window to rear, low level W/C, with wood effect vinyl flooring.

First Floor Landing

5' 6" x 10' 8" (1.68m x 3.26m)

Window to rear, doors to all bedrooms, family bathroom, and two storage cupboards, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

10' 10" x 11' 8" (3.30m x 3.56m)

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



Bedroom 2

8' 1" x 11' 6" (2.47m x 3.51m)

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

Bedroom 3

8' 0" x 8' 0" (2.43m x 2.45m)

Window to rear, with wood effect flooring.

Bathroom

5' 8" x 7' 9" (1.72m x 2.37m)

Frosted window to rear, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, and tiled flooring.

Front Garden

Mainly laid to decorative shingle, brick weave paving, and lawn, with flowerbeds and shrubs, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with mature shrubs and trees, multiple patio areas, and space for a garden shed.

Parking

The property benefits from on-street parking, 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 £1,782.66 per annum for 2026/27. We have been informed by our vendors that the property benefits from an oil-fired heating system, with the boiler being approximately six years old. The vendors further advise that the radiators were replaced in 2026. We have also been advised that the front entrance door was replaced in 2026 and that the property also benefits from a water softener. In addition, the vendors have advised that the garden fencing was replaced in 2024. Please note that the above information has been provided by the vendors and has not been independently verified by Lawsons Estate Agents. Interested parties should satisfy themselves as to the accuracy of this information.

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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Approximate total area[®]
1034 ft²
96.2 m²

Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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