



**Lawsons**  
ESTATE AGENTS

3b Old Croxton Road, Thetford  
£190,000

## 3b Old Croxton Road

Thetford, IP24 1AF

This 3 Bedroom Semi Detached House, located conveniently close to town and amenities, boasts a lounge / diner, perfect for family gatherings. The property features three bedrooms, ideal for a growing family, and a well-appointed family bathroom. Benefitting from a garage, gas heating, and easy access to the A11 & A134. Don't miss out on this fantastic opportunity - call now to view and secure your dream home!

Council Tax band: B

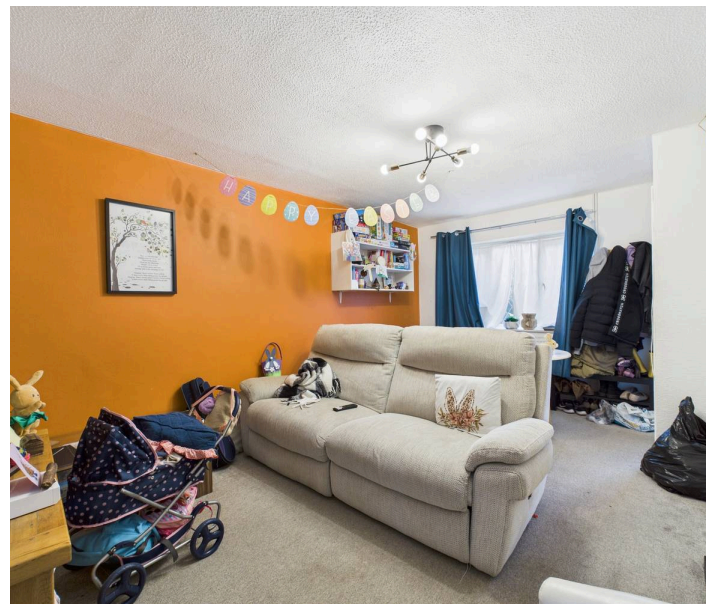
Tenure: Freehold

- THREE BEDROOMS
- FAMILY BATHROOM
- GARAGE
- FRONT & REAR GARDENS
- LOUNGE / DINER
- CLOSE TO TOWN & AMENITIES
- GAS HEATING
- EASY ACCESS TO THE A11 & A134
- KITCHEN
- CALL NOW TO VIEW!

### Hallway

6' 8" x 4' 2" (2.02m x 1.26m)

Door to lounge / diner, with radiator, carpet flooring, and stairs to first floor landing.





### **Lounge / Diner**

16' 4" x 10' 6" (4.99m x 3.20m)

Window to front, feature electric fireplace, with radiator, carpet flooring, and door to kitchen.

### **Kitchen**

9' 2" x 13' 8" (2.79m x 4.17m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splash backs, space for electric cooker, washing machine, dishwasher, tumble dryer, and fridge / freezer, with door to under stairs storage cupboard, radiator, wood effect vinyl flooring, and further door to rear garden.

### **First Floor Landing**

8' 8" x 2' 6" (2.65m x 0.76m)

Window to side, doors to all bedrooms, family bathroom, and overstairs storage cupboard, with carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

13' 2" x 7' 10" (4.02m x 2.38m)

Window to front, opening to built-in wardrobe / storage cupboard, with radiator, and carpet flooring.

### **Bedroom 2**

12' 5" x 7' 2" (3.78m x 2.19m)

Window to rear, with radiator, and carpet flooring.

### **Bedroom 3**

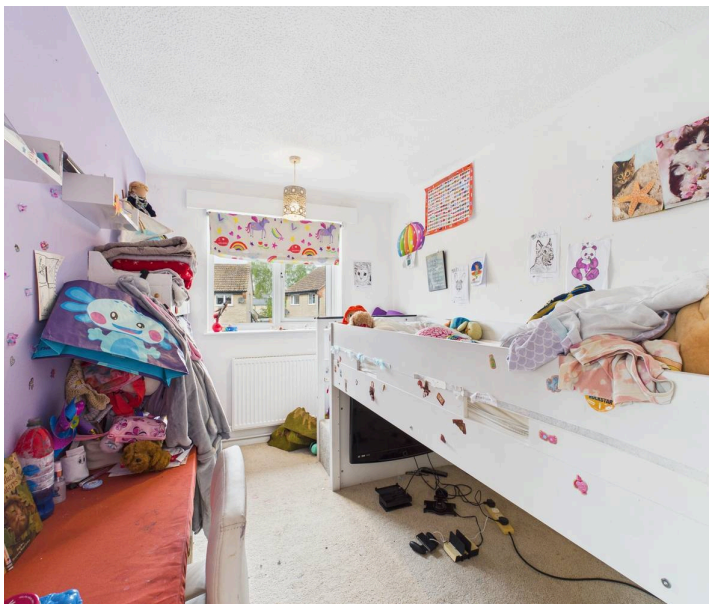
9' 3" x 6' 2" (2.82m x 1.89m)

Window to rear, with radiator, and carpet flooring.

### **Bathroom**

6' 9" x 5' 7" (2.06m x 1.69m)

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



## FRONT GARDEN

Mainly laid to patio, with low level wall to front and side, pathway leading to the front door, and right of way over a shared driveway leading to the garage.

## REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with outside tap, and pathway leading to the garage and rear access gate.

## Garage

8' 8" x 17' 2" (2.64m x 5.23m)

The property benefits from a single garage to the rear, with an up and over door to the front, and single door into the rear garden.

## Parking

The property benefits from a single garage to the rear, with further on street parking available on a first come, first served basis.

## 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.

## 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.

Lawsons Estate Agents

34 King Street, Thetford, IP24 2AP

01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)

[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

