



Lawsons
ESTATE AGENTS

38 Old Croxton Road, Thetford

Guide Price £280,000 – £290,000.

38 Old Croxton Road

Thetford, IP24 1AG

Three bedroom semi-detached house, ideally situated close to the town centre and train station, making it perfect for commuters and families alike. The property has been thoughtfully maintained to a high standard, featuring a modern kitchen equipped with quality appliances, and a stylish family bathroom complemented by a convenient separate downstairs W/C. The warm and welcoming lounge is enhanced by a feature log burner, creating a cosy atmosphere for relaxing evenings. Upstairs, three bedrooms provide ample space for family or guests, with the added benefit of a first floor balcony. Council Tax band: C

Tenure: Freehold

Hallway

18' 9" x 5' 5" (5.71m x 1.65m)

Doors to kitchen, lounge, W/C, and understairs storage cupboard, with radiator, tiled flooring, and stairs to first floor landing.

Kitchen

15' 11" x 9' 2" (4.84m x 2.79m)

Window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, fridge, freezer, washing machine, tumble dryer, and dishwasher, with upright radiator, tiled flooring, spotlighting, and door to dining room.





Dining Room

10' 11" x 9' 11" (3.33m x 3.02m)

Windows to rear and side, with tiled flooring, and French doors to the rear garden.

Lounge

23' 4" x 10' 5" (7.11m x 3.18m)

Bay window to front, feature log burner with stone plinth, built-in storage unit, with two radiators, wood effect flooring, and French doors to the rear garden.

W/C

4' 8" x 2' 2" (1.41m x 0.67m)

Low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall and floor tiling, and spot lighting.

First Floor Landing

18' 10" x 5' 4" (5.73m x 1.63m)

Doors to all bedrooms, family bathroom, and balcony, with radiator, carpet flooring, and access to loft via two ceiling hatches.

Bedroom 1

10' 11" x 12' 4" (3.34m x 3.76m)

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

Bedroom 2

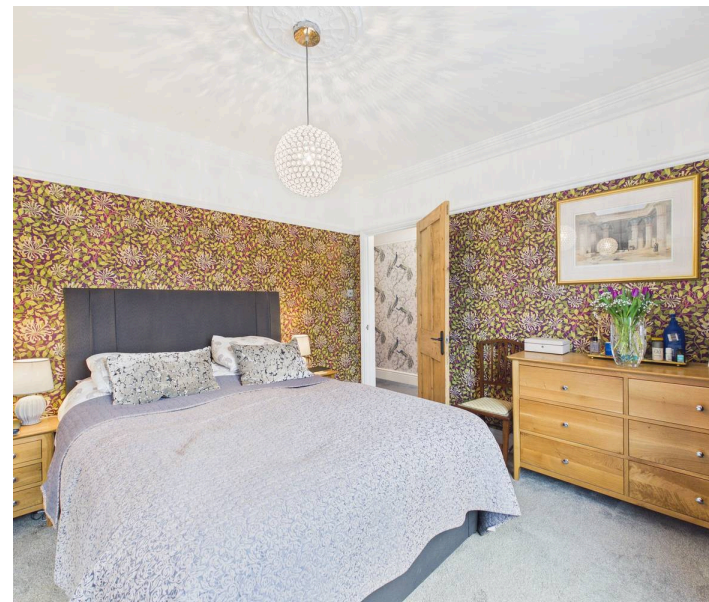
11' 11" x 10' 7" (3.63m x 3.23m)

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

Bedroom 3

8' 4" x 9' 2" (2.54m x 2.80m)

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



Bathroom

7' 3" x 5' 7" (2.20m x 1.69m)

Frosted window to side, 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 full wall tiling, and tiled flooring.

Front Garden

Mainly laid to decorative shingle, with low level wall to front, and pathways leading to the front door and side access gate to the rear garden

Rear Garden

Mainly laid to lawn, with patio area to the immediate rear of the property, raised decking area, space for a large workshop / shed, and side access gate to the front.

On street

On-street parking is available to the front of the property on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,123.69 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82

England, Scotland & Wales

EU Directive 2002/91/EC