



**Lawsons**  
ESTATE AGENTS

**31 Ethelreda Drive, Thetford**  
In Excess of **£230,000**

# 31 Ethelreda Drive

Thetford, IP24 2UB

Three bedroom mid-terraced townhouse, perfectly positioned for convenient access to the A11 and local amenities. This well-maintained home boasts a kitchen and dining area, ideal for family meals or entertaining guests. The property features gas central heating throughout, an en-suite shower room to the principal bedroom for added privacy, a family bathroom, and a separate W/C for the comfort of residents and visitors alike.

Council Tax band: C / Tenure: Freehold

## Hallway

16' 3" x 3' 1" (4.95m x 0.95m)

Doors to W/C and kitchen, with radiator, carpet flooring, and stairs to first floor landing.

## W/C

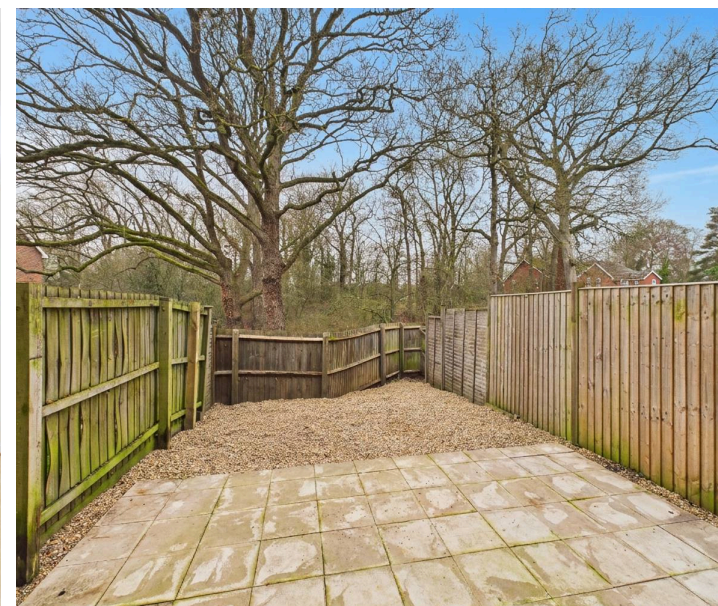
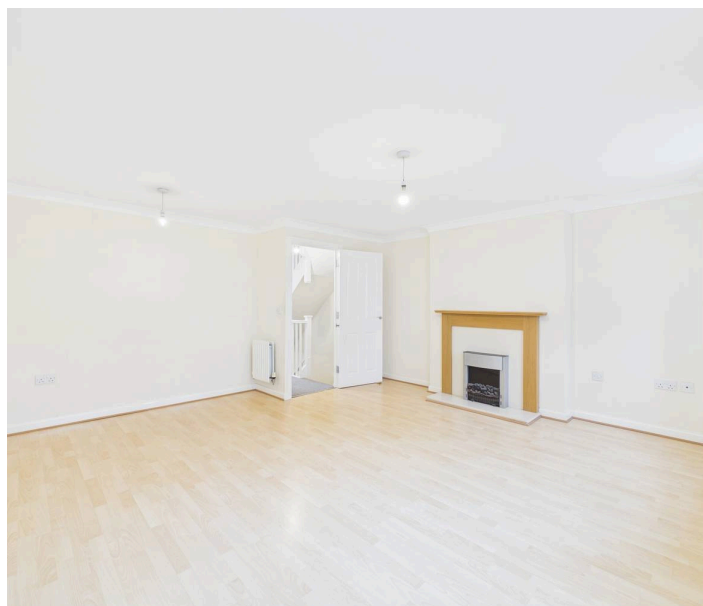
6' 5" x 3' 1" (1.95m x 0.93m)

Low level W/C, wash basin with mixer tap over, partial wall tiling, with radiator, vinyl flooring, and spot lighting.

## Kitchen / Diner

9' 5" x 14' 11" (2.88m x 4.54m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted and cupboard enclosed gas fired boiler, integrated fridge / freezer, washing machine, and dishwasher, free standing range cooker with cooker hood over, with radiator, tiled flooring, spotlighting, and door to the rear garden.





### **First Floor Landing**

12' 4" x 5' 10" (3.77m x 1.77m)

Window to front, doors to lounge and bedroom 3, with radiator, carpet flooring, and stairs to second floor landing.

### **Lounge**

15' 9" x 15' 0" (4.80m x 4.56m)

Two windows to rear, feature electric fire with surround, with three radiators, and wood effect flooring.

### **Bedroom 3**

10' 0" x 8' 11" (3.05m x 2.73m)

Window to front, with radiator, and carpet flooring.

### **Second Floor Landing**

3' 2" x 6' 1" (0.96m x 1.86m)

Doors to bedroom 1, bedroom 2, and family bathroom, with carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

13' 3" x 9' 1" (4.03m x 2.78m)

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

### **En-suite**

6' 2" x 5' 7" (1.89m x 1.71m)

Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with full wall tiling, radiator, vinyl flooring, and spotlighting.

### **Bedroom 2**

10' 3" x 11' 9" (3.13m x 3.58m)

Two windows to front, built-in wardrobe / storage cupboard, further storage cupboard housing the hot water cylinder, with radiator, and carpet flooring.

### **Bathroom**

6' 11" x 5' 0" (2.11m x 1.52m)

Bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with full wall tiling, radiator, vinyl flooring, and spotlighting.



### Front Garden

Shingle pathway leading to the front door, driveway leading to the garage, with mature hedge border.

### Rear Garden

Enclosed rear garden, with patio area to the immediate rear of the property, and decorative shingle to the far, with rear access gate.

### Garage

The property benefits from a single garage, with an up and over door to front, and mains power and lighting connected.

### Driveway

The property benefits from a driveway leading to the single garage, providing off-road parking.

### 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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