



Lawsons
ESTATE AGENTS

28 St. Martins Way, Thetford
In Excess of £130,000

28 St. Martins Way

Thetford, IP24 3PY

Three bedroom mid-terraced house, ideally situated with easy access to the A11 and A134, making it perfect for commuters and families alike. The property boasts an open plan kitchen and dining area, along with a spacious lounge providing a welcoming retreat, with a shower room, and two W/C's. Gas heating ensures comfort throughout the seasons, and the property is offered chain free, making for a smooth and straightforward purchase. Early viewing is highly recommended to avoid disappointment.

Council Tax band: A

Tenure: Freehold

Entrance Hallway

6' 0" x 6' 3" (1.82m x 1.91m)

Doors to W/C, dining area, lounge, and two storage cupboards, with radiator, wood effect flooring, and stairs to first floor landing.

W/C

2' 6" x 6' 3" (0.76m x 1.90m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with wood effect flooring.

Kitchen

6' 5" x 9' 5" (1.96m x 2.86m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for washing machine, and cooker with cooker hood over, with radiator, door to storage cupboard, and wood effect vinyl flooring.





Dining Area

15' 1" x 8' 7" (4.61m x 2.61m)

Wall and base units with worktop over, tiled splashbacks, space for undercounter fridge and freezer, with radiator, wood effect vinyl flooring, patio door to the rear garden, and further door to the lounge.

Lounge

10' 7" x 17' 10" (3.22m x 5.43m)

Windows to front and rear, with radiator, wood effect flooring, and door returning to the entrance hallway.

First Floor Landing

19' 3" x 6' 5" (5.88m x 1.96m)

Window to front, doors to all bedrooms, family shower room, separate W/C, airing cupboard housing the gas fired boiler, and storage cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

8' 5" x 11' 11" (2.56m x 3.64m)

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

Bedroom 2

9' 1" x 9' 9" (2.77m x 2.98m)

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

Bedroom 3

6' 1" x 12' 0" (1.85m x 3.65m)

Window to rear, with radiator, and carpet flooring.

Shower Room

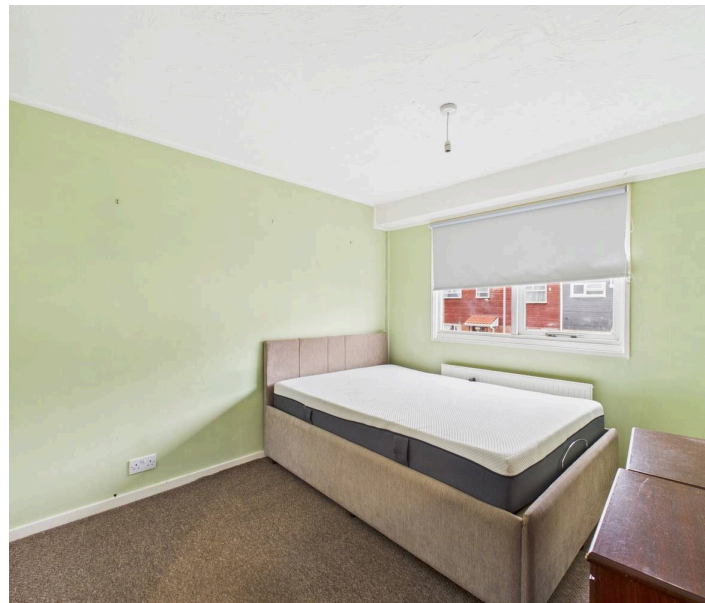
6' 2" x 6' 2" (1.88m x 1.87m)

Frosted window to front, shower cubicle with mixer tap shower, wash basin with mixer tap over, with full wall tiling, heated towel rail, and tile effect vinyl flooring.

W/C

4' 0" x 3' 5" (1.22m x 1.04m)

Frosted window to front, low level W/C, with partial wall tiling, and tile effect vinyl flooring.



Front Garden

Low level fence to front and sides, mainly laid to lawn, with pathway leading to the front door.

Rear Garden

Mainly laid to lawn, with brick weave patio area to the immediate rear of the property, bedding border with shrubs and a small tree, with space for a garden shed, and a pathway leading to the rear access gate.

Parking

On-street parking is available nearby on a first come, first served basis.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,592.77 per annum for 2025/26. Please be advised that this property is of non-standard construction. Buyers should make their own investigations regarding mortgage availability and insurance, as some lenders and insurers may have restrictions or additional requirements for properties of this type.

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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