

Lawsons
ESTATE AGENTS

1 Byron Walk, Thetford

£210,000

1 Byron Walk

Thetford, IP24 1JX

We are delighted to offer for sale this three bedroom end of terrace house, conveniently located close to a school and leisure centre, with easy access to the A11. The property features a kitchen / diner, providing a space for preparing meals and dining together, alongside a separate lounge for relaxing and entertaining. Three bedrooms and a family bathroom complete the accommodation, offering a practical layout for a range of buyers. With its location and combination of living and dining spaces, this home presents an opportunity for those seeking a property with everyday amenities and transport links within reach. Call now to arrange a viewing.

Council Tax band: B

Tenure: Freehold

- KITCHEN / DINER
- EASY ACCESS TO THE A11
- LOUNGE
- FAMILY BATHROOM
- THREE BEDROOMS
- CLOSE TO SCHOOL & LEISURE CENTRE
- GARAGE EN-BLOC
- END OF TERRACE HOUSE
- ENCLOSED REAR GARDEN
- CALL NOW TO ARRANGE A VIEWING!

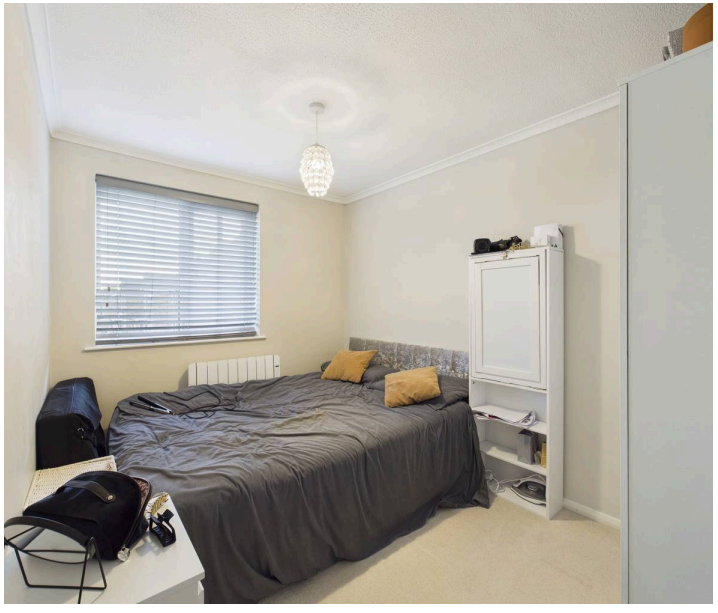












Hallway
4' 6" x 4' 11" (1.37m x 1.49m)
Door to lounge, with radiator, wood effect flooring, and stairs to first floor landing.

Lounge
13' 7" x 12' 4" (4.14m x 3.76m)
Window to front, with radiator, carpet flooring, door to understairs storage cupboard, with opening to kitchen / diner.

Kitchen / Diner
8' 6" x 15' 7" (2.60m x 4.76m)
Window to rear, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer and washing machine, with radiator, tiled flooring, and French doors to the rear garden.

First Floor Landing
8' 10" x 5' 11" (2.68m x 1.80m)
Doors to all bedrooms, family bathroom, and airing cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
9' 11" x 8' 11" (3.02m x 2.71m)
Window to rear, built in wardrobes / storage, with electric radiator, and carpet flooring.

Bedroom 2
10' 6" x 7' 10" (3.20m x 2.39m)
Window to front, with electric radiator, and carpet flooring.

Bedroom 3
7' 6" x 7' 6" (2.29m x 2.28m)
Window to front, with electric radiator, and carpet flooring.

Family Bathroom
5' 7" x 6' 9" (1.69m x 2.05m)
Frosted window to rear, modern suite comprising low-level WC, wash basin, panel enclosed bath with shower unit and glazed shower screen, with radiator, and tiled flooring.

Front Garden

Mainly laid to lawn, with pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with decking area to the far, and side access gate returning to the front and to the garage.

Garage

The property benefits from a single garage en-bloc, with up and over door to front.

Parking

The property benefits from space to the side of the garage to park one car, with further on-Street parking available nearby 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 £1,955.87 per annum for 2026/27. The property is currently let with a tenant in situ. For more information, please contact the office.



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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