





# 53 Norwich Road

Thetford, IP24 2JE

Nestled in the vibrant heart of the town, we are thrilled to present this spacious 3-bedroom semi-detached house boasting over 1100 sq. ft of potential! Featuring a separate dining room, a bathroom, a downstairs WC, and good size gardens, this property offers the perfect canvas for your dream home. Not forgetting the garage and the chain-free status, this home is awaiting your personal touch. In need of modernisation, this property presents a fantastic opportunity to create a space that truly mirrors your style. Don't miss out; call now to schedule a viewing and seize this chance to make this property your own!

Council Tax band: C

Tenure: Freehold

## Hallway

7' 0" x 12' 11" (2.14m x 3.93m)

Doors to lounge, dining room, kitchen and under stairs pantry, window to side, carpet flooring and stairs to first floor landing.

## Lounge

11' 11" x 14' 6" (3.62m x 4.42m)

Beautiful bay window to front, carpet flooring and gas fire in surround.







### Dining Room

11' 5" x 12' 11" (3.48m x 3.94m)

Two windows to rear, carpet flooring, gas fire in surround and French doors to the rear garden.

### Kitchen

7' 5" x 9' 7" (2.27m x 2.93m)

Window to side, wall and base units with worktop over, inset one bowl sink unit with dual taps over, vinyl flooring, space for freestanding cooker and fridge, freezer, electric radiator and door to utility room.

### Utility Room

5' 2" x 3' 1" (1.58m x 0.93m)

Space and plumbing for washing machine, door to downstairs WC & door to rear garden.

### Downstairs WC

5' 1" x 2' 9" (1.55m x 0.85m)

Window to side, low level WC & carpet flooring.

### First Floor Landing

4' 10" x 10' 2" (1.48m x 3.10m)

Doors to all bedrooms, bathroom and separate WC, window to side, carpet flooring and loft hatch.

### Bedroom 1

12' 1" x 14' 8" (3.68m x 4.47m)

Beautiful bay window to front and carpet flooring.

### Bedroom 2

11' 5" x 13' 1" (3.49m x 3.98m)

Window to rear, built in wardrobe and carpet flooring.

### Bedroom 3

6' 11" x 7' 11" (2.12m x 2.42m)

Window to front, built-in storage cupboard and carpet flooring.

### Bathroom

7' 6" x 6' 6" (2.28m x 1.97m)

Window to rear, bath with dual taps over, wash basin, carpet flooring and a wall mounted gas boiler.





## Separate WC

4' 2" x 2' 10" (1.28m x 0.86m)

Window to side, low level WC and carpet flooring.

## Front Garden

The front garden is mainly laid to lawn with an array of mature shrubs and plant borders, high-level hedging, iron gate with pathway leading to the front door and further gate leading to rear garden.

## Rear Garden

The rear garden is mainly laid to lawn with an array of mature shrubs and plant borders, brick out building, gates to front garden and side and single door to garage.

## Garage

Up and over garage door to front, window to side and single door to rear garden.

## 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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