



23 Almond Grove

Thetford, IP24 3HD

2-bedroom mid-terraced house situated with easy access to the A11 & A134. This property boasts a spacious lounge, a dining room, and kitchen. The family bathroom, along with the convenience of a downstairs W/C, adds to the appeal of this lovely home. Additionally, the property features gas heating for comfort all year round, and comes with a garage. Call now to schedule a viewing and secure this fantastic property!

Council Tax band: A

Tenure: Freehold

Porch

3' 10" x 6' 5" (1.17m x 1.95m)

Door to inner hallway, with tiled flooring.

Hallway

5' 7" x 15' 9" (1.70m x 4.80m)

Doors to lounge, kitchen, and W/C, with downstairs recess, radiator, wood effect flooring, and further door to rear garden.

Kitchen

8' 3" x 11' 10" (2.51m x 3.60m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, space for freestanding fridge, washing machine, and dishwasher, with wood effect flooring.





Dining Room

11' 5" x 6' 4" (3.48m x 1.93m)

Window to front, with radiator, and wood effect flooring.

Lounge

15' 11" x 15' 9" (4.84m x 4.79m)

Window to front, feature repurposed fireplace serving as a storage recess, with two radiators, wood effect flooring, spotlighting, and patio door to rear garden.

W/C

2' 6" x 3' 8" (0.75m x 1.12m)

Frosted window to rear, low level W/C, wash basin with mixer tap over and vanity storage beneath, with tiled flooring.

First Floor Landing

8' 1" x 5' 1" (2.47m x 1.55m)

Window to front, doors to both bedrooms, family bathroom, and airing cupboard housing the gas-fired boiler, with wood effect flooring, and access to loft via ceiling hatch.

Bedroom 1

10' 9" x 11' 10" (3.28m x 3.61m)

Window to rear, with radiator, and wood effect flooring.

Bedroom 2

9' 1" x 11' 9" (2.77m x 3.57m)

Window to rear, with radiator, and wood effect flooring.

Bathroom

7' 8" x 6' 5" (2.33m x 1.95m)

Frosted window to rear, bath unit with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, and tiled flooring.



FRONT GARDEN

Enclosed front garden, mainly laid to lawn, with low level wall surround, and pathway leading to the front door.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, decking area, and pathway leading to the garage and rear access gate.

Garage

9' 5" x 16' 6" (2.86m x 5.02m)

Up and over door to front, mains power and lighting connected, with single door to rear garden.

Parking

Parking bays are available to the rear of the property 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.

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
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

