



Lawsons
ESTATE AGENTS

12 Masefield Walk, Thetford
£180,000

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Thetford, IP24 1UJ

4-bedroom end-of-terrace house, in need of some improvements & modernisation, featuring a ground floor extension adding an additional wet room and fourth bedroom to the layout. The property also benefits from a kitchen / diner, a recently renovated family bathroom, and lounge, offering a relaxing area to unwind. This property includes allocated parking, ensuring that parking woes are a thing of the past, and is situated within a close proximity to a range of schools. Call now to arrange a viewing and secure this property for yourself!

Council Tax band: B

Tenure: Freehold

- FOUR BEDROOMS
- END-OF-TERRACE HOUSE
- FAMILY BATHROOM AND SEPERATE WET ROOM
- KITCHEN / DINER
- ALLOCATED PARKING
- CHAIN FREE
- CLOSE TO SCHOOLS
- EASY ACCESS TO THE A11
- ENCLOSED REAR GARDEN
- CALL NOW TO ARRANGE A VIEWING!

Hallway

9' 11" x 4' 2" (3.02m x 1.26m)

Window to side, with radiator, tile effect vinyl flooring, and doors to wet room, bedroom 4, and lounge.





Wet Room

5' 11" x 9' 10" (1.81m x 2.99m)

Frosted window to front, electric shower, low level W/C, wash basin with individual taps over, with radiator, partial wall tiling, and wet room flooring.

Bedroom 4

11' 11" x 9' 10" (3.63m x 3.00m)

Window to side, with radiator, and carpet flooring.

Lounge

12' 8" x 16' 7" (3.86m x 5.06m)

Window to front, with two radiators, door to understairs storage cupboard and kitchen / diner, with stairs to first floor landing.

Kitchen / Diner

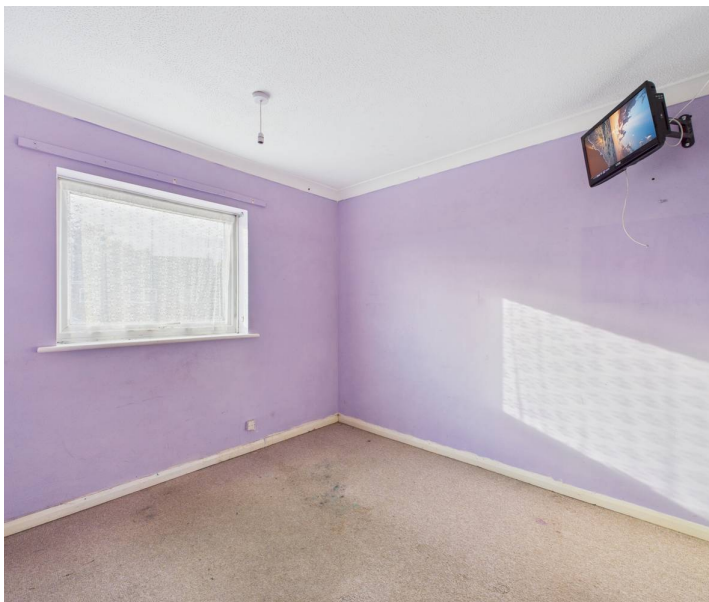
8' 6" x 16' 8" (2.60m x 5.07m)

Two windows to rear, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker with cooker hood over, and one further undercounter appliance, with radiator, tile effect vinyl flooring, and door to the rear garden.

First Floor Landing

8' 7" x 5' 10" (2.61m x 1.79m)

Window to side, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.



Bedroom 1

11' 6" x 10' 4" (3.51m x 3.15m)

Window to rear, with radiator, and carpet flooring.

Bedroom 2

9' 7" x 8' 8" (2.92m x 2.65m)

Window to front, with radiator, and carpet flooring.

Bedroom 3

6' 7" x 7' 7" (2.01m x 2.32m)

Window to front, with wall mounted gas fired boiler, radiator, and carpet flooring.

Bathroom

5' 8" x 5' 11" (1.72m x 1.80m)

Frosted window to rear, bath with mixer tap and separate electric shower over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, and wood effect flooring.

Front Garden

Mainly laid to lawn, with low level fencing to the front, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with hardstanding area to the immediate rear of the property, and rear access gate to the allocated parking area.

Parking

The property benefits from allocated parking to the rear, providing off-road parking. Further on-street parking is available on a first come, first served basis.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 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.

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