



Lawsons
ESTATE AGENTS

43 Fir Road, Thetford
In Excess of **£240,000**

43 Fir Road

Thetford, IP24 3EX

Four bedroom end of terrace house, ideally situated with easy access to the A11 and A134, making it perfect for commuters and families alike. The property welcomes you with an inviting entrance hallway, leading to a modern kitchen / diner, and lounge. The home benefits from gas heating throughout, a family bathroom with a separate W/C, and four bedrooms, offering ample space for family living or working from home. Located close to a range of local amenities, this property combines comfort and convenience in an attractive package. Call now to arrange a viewing and secure your next home before it is gone.

Council Tax band: A

Tenure: Freehold

- FOUR BEDROOMS
- END OF TERRACE HOUSE
- ENTRANCE HALLWAY
- GAS HEATING
- 12 SOLAR PANELS & BATTERY SYSTEM
- EASY ACCESS TO THE A11 & A134
- ENCLOSED REAR GARDEN
- BATHROOM & SEPERATE W/C
- CLOSE TO AMENITIES
- CALL NOW TO ARRANGE A VIEWING!

Hallway

6' 4" x 12' 1" (1.92m x 3.68m)

Window to front, doors to lounge and kitchen / diner, with radiator, wood effect vinyl flooring, stairs to first floor landing, and spotlighting.





Kitchen / Diner

11' 0" x 20' 10" (3.35m x 6.36m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, and dishwasher, with space for freestanding fridge / freezer and washing machine, wall mounted and cupboard enclosed gas fired boiler, two built-in storage cupboards, radiator, wood effect vinyl flooring, spotlighting, and door to rear garden.

Lounge

10' 8" x 20' 11" (3.25m x 6.37m)

Windows to front and rear, media wall with built-in electric feature fireplace, with two radiators, and carpet flooring .

First Floor Landing

8' 10" x 3' 8" (2.70m x 1.12m)

Doors to all bedrooms, family bathroom, and separate W/C, with carpet flooring, spotlighting, and access to loft via ceiling hatch.

Bedroom 1

10' 9" x 11' 1" (3.28m x 3.39m)

Window to front, built-in wardrobe / storage cupboard, with radiator, and carpet flooring.

Bedroom 2

10' 2" x 11' 1" (3.10m x 3.39m)

Window to front, with radiator, and carpet flooring.

Bedroom 3

7' 2" x 9' 5" (2.19m x 2.87m)

Window to rear, with radiator, and carpet flooring.

Bedroom 4

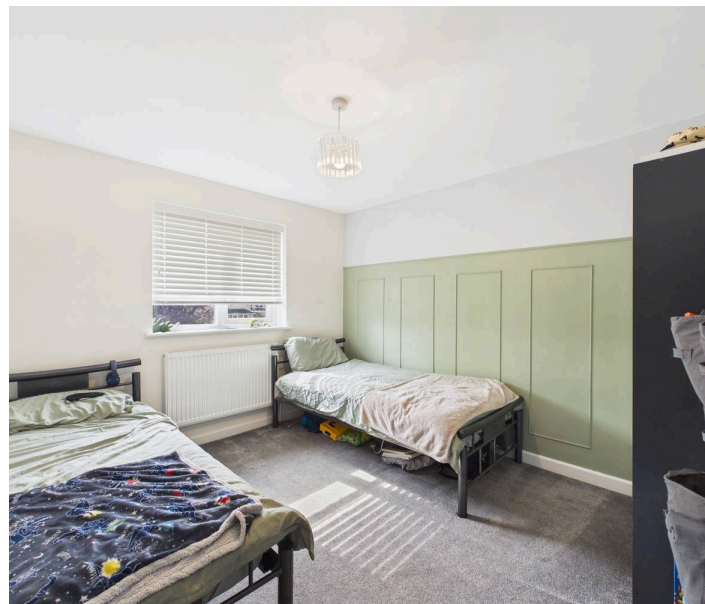
7' 2" x 9' 5" (2.19m x 2.87m)

Window to rear, with radiator, and carpet flooring.

Family Bathroom

5' 5" x 5' 7" (1.66m x 1.69m)

Frosted window to rear, bath with mixer tap and separate mixer tap shower over, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, wood effect vinyl flooring, and spotlighting.



W/C

3' 7" x 5' 6" (1.08m x 1.68m)

Frosted window to rear, low level W/C, wash basin with mixer tap over and vanity storage beneath, with radiator, wood effect vinyl flooring, and spotlighting.

Front Garden

Mainly laid to decorative shingle, hedging to once side, with a wall mounted EV charger, and a concrete 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, and woodchip sections.

Parking

The property benefits from parking bays to the front, providing off-street parking, available on a first come, first served basis. Further on-street parking is 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 £1,676.46 per annum for 2026/27. The property benefits from 12 solar panels with a battery storage setup. 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.

Lawson's Estate Agents

34 King Street, Thetford, IP24 2AP

01842 755422 – sales@lawsonsestateagents.co.uk

www.lawsonsestateagents.co.uk

