



Lawsons
ESTATE AGENTS

21 St. Martins Way, Thetford
£140,000

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Thetford, IP24 3PX

Three bedroom mid-terrace house, ideally positioned for easy access to the A11 and within close proximity to the town centre and local amenities. This chain-free home boasts a spacious lounge, perfect for relaxing or entertaining, complemented by a convenient downstairs W/C. Gas heating ensures comfort throughout the year, and the practical layout offers well-proportioned bedrooms, making this property an excellent choice for families or professionals seeking space and flexibility. Call now to arrange a viewing and secure your opportunity to make this charming house your new home.

Council Tax band: A

Tenure: Freehold

Hallway

6' 1" x 6' 4" (1.86m x 1.94m)

Window to front, doors to dining area, W/C, and two storage cupboards, with radiator, and wood effect flooring.

w/c

2' 7" x 6' 6" (0.79m x 1.97m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with heated towel rail, and wood effect flooring.





Dining Area

15' 3" x 8' 0" (4.66m x 2.43m)

matching wall and base units with worktop over, space for freestanding fridge / freezer, with radiator, wood effect flooring, door to lounge, further patio door to rear garden, and stairs to first floor landing.

Kitchen

6' 8" x 9' 7" (2.04m x 2.93m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker and washing machine, with wood effect flooring.

Lounge

10' 5" x 17' 6" (3.17m x 5.34m)

Window to front, with radiator, carpet flooring, and patio door to rear garden.

First Floor Landing

11' 8" x 2' 10" (3.56m x 0.87m)

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

Bedroom 1

12' 2" x 12' 0" (3.72m x 3.65m)

Window to rear, with radiator, and carpet flooring.

Bedroom 2

10' 7" x 8' 1" (3.22m x 2.47m)

Window to rear, with radiator, wood effect flooring, and opening to storage recess.

Bedroom 3

7' 8" x 10' 3" (2.34m x 3.12m)

Window to front, with radiator, wood effect flooring, and opening to storage recess.

Family Bathroom

6' 4" x 6' 4" (1.94m x 1.93m)

Frosted window to front, bath with mixer tap and separate electric shower over, wash basin with mixer tap over, with heated towel rail, and full wall and floor tiling.



W/C

4' 1" x 3' 6" (1.24m x 1.07m)

Frosted window to front, low level W/C, with radiator, and tiled flooring.

Front Garden

Mainly laid to decorative shingle and patio, with 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, space for garden sheds, and pathway leading to the rear access gate.

Parking

On-street parking is available nearby on a first come, first served basis.

Agents Note

This property falls under an A band for the local council tax and costs approximately £1,676.46 per annum for 2026/27. Please be advised that this property is of non-standard construction. Buyers should make their own investigations regarding mortgage availability and insurance, as some lenders and insurers may have restrictions or additional requirements for properties of

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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