



Lawsons
ESTATE AGENTS

55 Castle Street, Thetford
In Excess of **£230,000**

55 Castle Street

Thetford, IP24 2DN

Three-bedroom terraced house, ideally positioned with easy access to the A11 and A134 and just a short distance from the town centre. This well-proportioned home features a welcoming lounge and dining area, perfect for relaxing or entertaining guests. The spacious kitchen and breakfast room offers ample workspace, while the family bathroom and separate shower room provide comfort and convenience for busy households. A versatile cellar offers additional storage. Step outside to discover a generous rear garden, providing the perfect setting for outdoor dining, gardening, or simply enjoying the fresh air. The outdoor space is ideal for families, pet owners, or anyone seeking a peaceful retreat while remaining close to all local amenities. With its blend of indoor comfort and ample outdoor space, this property represents an excellent opportunity for those looking to settle in a well-connected yet tranquil location. We highly recommend arranging a viewing to fully appreciate all this wonderful home has to offer. Call now to secure your appointment.

Council Tax band: B

Tenure: Freehold

- KITCHEN / BREAKFAST ROOM
- FAMILY BATHROOM & SEPERATE SHOWER ROOM
- EASY ACCESS TO THE A11 & A134
- GENEROUS REAR GARDEN
- CELLAR
- CLOSE TO TOWN
- THREE BEDROOMS
- LOUNGE / DINER
- TERRACED HOUSE
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

3' 3" x 14' 4" (0.98m x 4.37m)

Door to lounge / diner, with wood effect flooring, radiator, and stairs to first floor landing.

Lounge / Diner

10' 1" x 30' 1" (3.07m x 9.18m)

Bay window to front, feature open fireplace with surround, with radiator, wood effect flooring, and doors to shower room and kitchen / breakfast room.

Shower Room

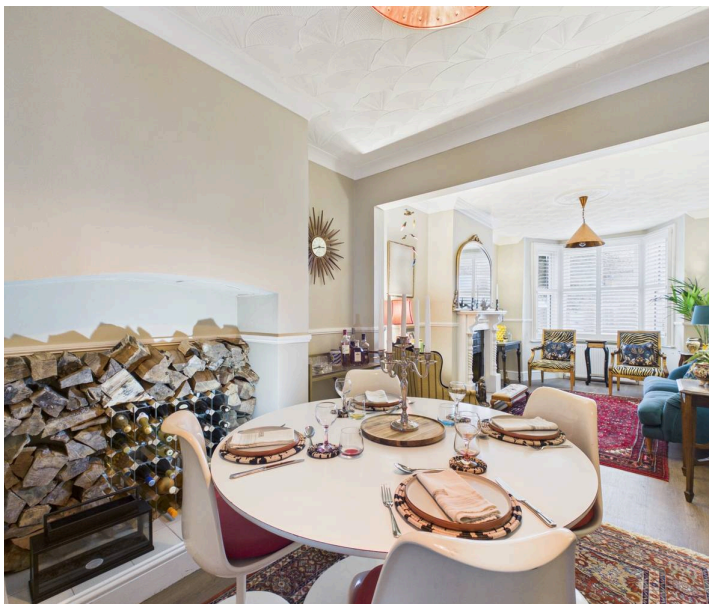
4' 5" x 5' 3" (1.34m x 1.61m)

Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with partial wall tiling, wall mounted fan heater, and tiled flooring.

Kitchen / Breakfast Room

8' 10" x 20' 1" (2.70m x 6.13m)

Window to side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer, dishwasher, washing machine, and tumble dryer, with opening to understairs storage recess with trap door to the cellar, and French doors to the rear garden.



Cellar

10' 6" x 6' 1" (3.20m x 1.85m)

Window to rear garden, with mains power and lighting connected.

First Floor Landing

5' 2" x 14' 1" (1.57m x 4.28m)

Doors to all bedrooms and family bathroom, with two radiators, wooden flooring, and access to loft via ceiling hatch.

Bedroom 1

13' 9" x 12' 11" (4.18m x 3.93m)

Two windows to front, with radiator, and wooden flooring.

Bedroom 2

7' 6" x 14' 1" (2.29m x 4.29m)

Window to rear, with radiator, and wooden flooring.

Bedroom 3

5' 8" x 12' 11" (1.73m x 3.93m)
Window to side, built-in storage cupboard, with radiator, and wooden flooring.

Family Bathroom

9' 0" x 7' 0" (2.74m x 2.14m)
Frosted window to rear, bath with mixer tap and shower attachment over, separate shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with full wall tiling, heated towel rail, and tiled flooring.

Front Garden

With plant bedding area laid to shrubs, 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, two brick-built sheds, and pathway leading to the rear access gate.

Parking

The property benefits from on-street parking nearby, available on a first come, first served basis. 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.

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