



**Lawsons**  
ESTATE AGENTS

45a Mallow Road, Thetford  
£425,000

# 45a Mallow Road

Thetford, IP24 2YD

Nestled in a sought-after neighbourhood, Lawsons Estate Agents are thrilled to present this exceptional 4 Bedroom Detached House to the market. This impressive property boasts a modern kitchen and bathrooms, complete with integrated appliances, offering both style and convenience. The en-suite to the principal bedroom adds a touch of luxury, while the low maintenance gardens provide the perfect outdoor retreat.

Council Tax band: D - Tenure: Freehold

## Hallway

2' 11" x 15' 7" (0.90m x 4.74m)

Doors to W/C, lounge, and kitchen, with radiator, karndean flooring, and stairs to first floor landing.

## w/c

2' 10" x 6' 1" (0.86m x 1.86m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and karndean flooring.

## Lounge

11' 7" x 16' 6" (3.52m x 5.03m)

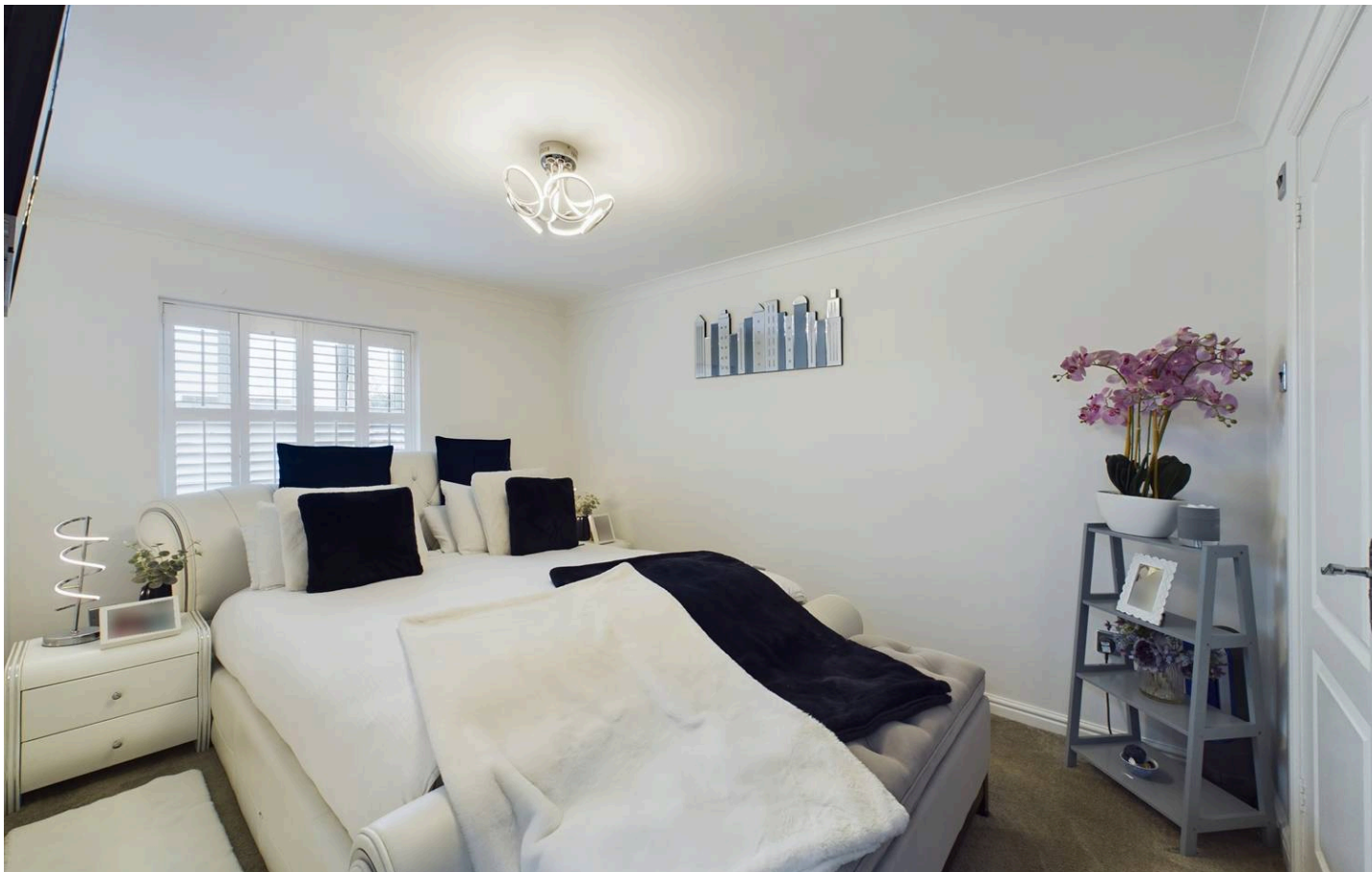
Bay window to front, feature catalytic conversion gas burner with surround, two radiators, with karndean flooring, and doors to dining room.

## Dining Room

9' 2" x 12' 4" (2.80m x 3.75m)

Patio door to rear, radiator, karndean flooring, spotlighting, and opening to kitchen.





### **Kitchen**

6' 3" x 13' 10" (1.90m x 4.21m)

Window to front, wall and base units with worktop over, inset 1.5 bowl sink unit with instant boiling water tap and incinerator food disposal, integrated electric hob with extractor, dishwasher, fridge / freezer, wine cooler, double oven, and warming draw, with spotlighting, karndean flooring, openings to dining room & garden room.

### **Garden Room**

7' 9" x 6' 8" (2.35m x 2.02m)

Patio door to rear garden, with radiator, karndean flooring, spotlighting, and door to utility room.

### **Utility Room**

7' 8" x 5' 2" (2.33m x 1.58m)

Matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, with tiled splashbacks, radiator, karndean flooring, and doors to garage and side.

### **First Floor Landing**

5' 2" x 12' 3" (1.58m x 3.73m)

Doors to all bedrooms, family bathroom, and airing cupboard housing the gas combination boiler, with carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

9' 1" x 12' 9" (2.78m x 3.88m)

Window to front, built-in wardrobes, radiator, carpet flooring, and door to en-suite.

### **En Suite**

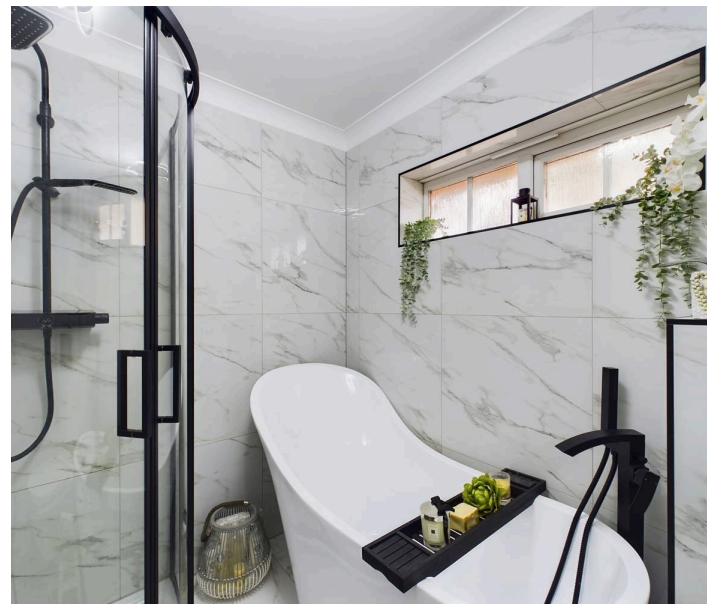
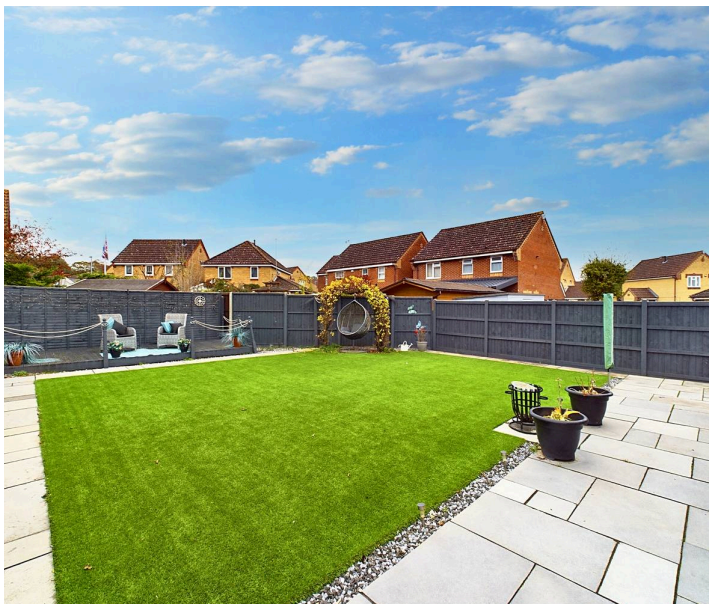
6' 8" x 4' 10" (2.02m x 1.48m)

Frosted window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, heated towel rail, with full wall and floor tiling.

### **Bedroom 2**

9' 2" x 8' 8" (2.80m x 2.65m)

Window to rear, built-in wardrobes, radiator, and carpet flooring.



### Bedroom 3

8' 6" x 9' 5" (2.59m x 2.88m)

Window to rear, radiator, and carpet flooring.

### Bedroom 4

8' 8" x 6' 9" (2.63m x 2.05m)

Window to front, radiator, and carpet flooring.

### Bathroom

5' 8" x 6' 11" (1.72m x 2.10m)

Frosted window to side, freestanding bath with mixer tap and shower attachment over, separate shower cubicle with mixer tap shower over, low level W/C, wash basin with mixer tap over, with upright radiator, and full wall and floor tiling.

### Garage

8' 6" x 18' 6" (2.60m x 5.64m)

Electric roller door to front, with mains power and lighting connected, and single door to utility room.

### Front Garden

Mainly laid to synthetic lawn, with decorative stone borders, brick weave driveway leading to the garage, and pathway leading to the front door.

### Rear Garden

Enclosed rear garden, mainly laid to synthetic lawn, with patio area to the immediate rear, decking area, and side access gates to front.

### Parking

The property benefits from a brick weave driveway to the front providing off-road parking.

### Agents Note

This property falls under an D band for the local council tax and costs approximately £2,278.05 per annum for 2024/25.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1252.6 ft<sup>2</sup>  
116.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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### 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 St, Thetford - IP24 2AP

01842 755422 - [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)

[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

