



82 Fairfields

Thetford, IP24 1LB

Lawsons Estate Agents are delighted to present to the market this 3-bedroom mid-terraced house. The well-maintained interior features a spacious kitchen / breakfast room, a conservatory, a comfortable lounge / diner, a bathroom, and a separate W/C. Situated close to schools, this home is ideal for families looking for a peaceful yet accessible location. Don't miss the opportunity to make this house your home – call now to view!

Council Tax band: B

Tenure: Freehold

- MID-TERRACED HOUSE
- THREE BEDROOMS
- GARAGE & DRIVEWAY
- GAS HEATING
- BATHROOM & SEPERATE W/C
- KITCHEN / BREAKFAST ROOM
- CLOSE TO SCHOOLS
- LOUNGE / DINER
- ENCLOSED REAR GARDEN
- CALL NOW TO VIEW!

Hallway

5' 8" x 8' 5" (1.72m x 2.57m)

Doors to garage, W/C, and lounge /diner, with opening to kitchen / breakfast room, radiator, wood effect flooring, two doors to storage cupboards, and stairs to first floor landing.





W/C

2' 7" x 5' 4" (0.79m x 1.63m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splash back over, with wood effect flooring.

Kitchen / Breakfast Room

9' 9" x 12' 8" (2.98m x 3.86m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splash backs, integrated electric oven and hob with cooker hood over, space for American style fridge / freezer, washing machine, and tumble dryer, with breakfast bar, radiator, tiled flooring, and door to rear garden.

Lounge / Diner

11' 8" x 21' 7" (3.56m x 6.57m)

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

Conservatory

10' 3" x 10' 6" (3.12m x 3.21m)

Windows to rear and side, with wood effect flooring, and French doors to rear garden.

First Floor Landing

9' 7" x 3' 0" (2.93m x 0.92m)

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

Bedroom 1

11' 4" x 10' 8" (3.45m x 3.26m)

Window to rear, radiator, and carpet flooring.

Bedroom 2

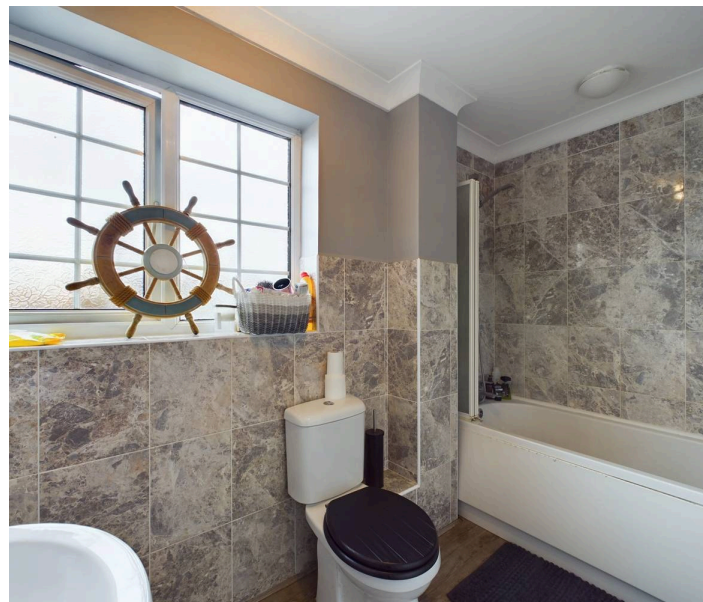
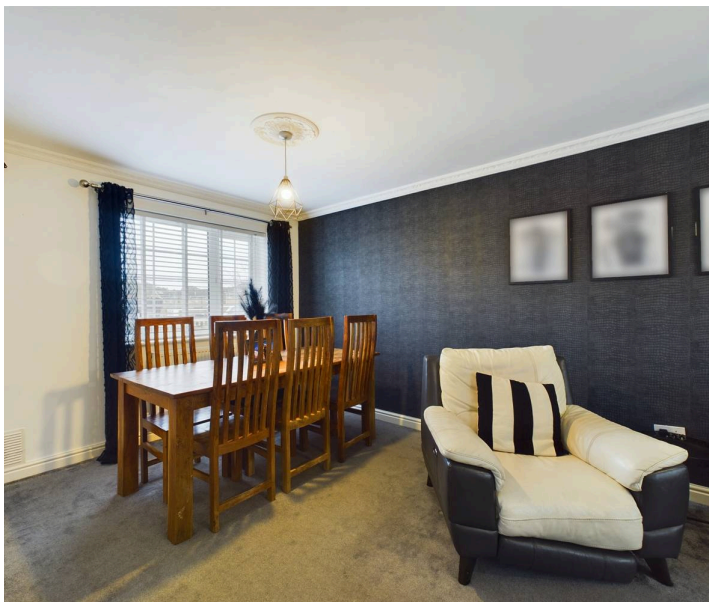
9' 9" x 12' 9" (2.96m x 3.89m)

Window to rear, radiator, and carpet flooring.

Bedroom 3

6' 8" x 10' 0" (2.02m x 3.04m)

Window to front, radiator, and carpet flooring.



Bathroom

9' 3" x 5' 5" (2.83m x 1.65m)
Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with partial wall tiling, radiator, and Lino flooring.

Garage

9' 1" x 15' 9" (2.78m x 4.81m)
Up and over door to front, with mains power and lighting connected, and single door to hallway.

Front Garden

Mainly laid to lawn, with driveway leading to the garage, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, with patio area to the immediate rear, and synthetic lawn to the far.

Parking

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

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,771.82 per annum for 2024/25.

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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