



**Lawsons**  
ESTATE AGENTS

**72 Stanford Road, Thetford**

Guide Price £325,000 – £350,000

# 72 Stanford Road

Thetford, IP24 1FH

Nestled in a desirable location, Lawsons Estate Agents are thrilled to present this stunning 5-bedroom detached house to the market. Boasting a chain-free status, this property features an en-suite to the principal bedroom, a spacious lounge / diner, and gas heating throughout. The garage and driveway offer ample parking, while the enclosed rear garden provides a perfect retreat for relaxation.

Council Tax band: D Tenure: Freehold

## Hallway

15' 6" x 5' 11" (4.72m x 1.81m)

Doors to kitchen, lounge / diner, and understairs storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.

## Kitchen / Breakfast Room

13' 7" x 10' 7" (4.15m x 3.23m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer, washing machine, and one further undercounter appliance, with cupboard housing recently updated gas fired boiler, radiator, tile effect vinyl flooring, and opening to lobby.

## Lobby

4' 2" x 3' 3" (1.27m x 1.00m)

Doors to W/C and rear garden, with radiator, and tile effect vinyl flooring.

## w/c

4' 2" x 4' 6" (1.26m x 1.38m)

Frosted window to rear, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and tile effect vinyl flooring.





### **Lounge / Diner**

24' 1" x 10' 9" (7.35m x 3.28m)

Window to front, two radiators, carpet flooring, with patio door to rear garden, and spotlighting.

### **First Floor Landing**

3' 6" x 9' 9" (1.06m x 2.98m)

Doors to bedroom 1, bedroom 4, bedroom 5, and family bathroom, with radiator, carpet flooring, further door to airing cupboard housing the hot water cylinder, and stairs to second floor landing.

### **Bedroom 1**

14' 2" x 8' 10" (4.32m x 2.70m)

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

### **En-Suite**

3' 11" x 8' 5" (1.20m x 2.56m)

Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, partial wall tiling, radiator, and tile effect vinyl flooring.

### **Bedroom 4**

11' 1" x 8' 2" (3.38m x 2.50m)

Window to front, with radiator, and carpet flooring.

### **Bedroom 5**

7' 0" x 10' 11" (2.13m x 3.33m)

Window to rear, with radiator, and carpet flooring.

### **Bathroom**

7' 5" x 6' 11" (2.27m x 2.10m)

Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and tile effect vinyl flooring.

### **Second Floor Landing**

3' 11" x 6' 1" (1.20m x 1.85m)

Doors to bedroom 2, bedroom 3, and shower room, with carpet flooring, and access to loft via ceiling hatch.



### Bedroom 2

12' 10" x 11' 2" (3.91m x 3.40m)

Window to front, further velux window to rear, with radiator, and carpet flooring.

### Bedroom 3

12' 10" x 8' 7" (3.90m x 2.62m)

Window to front, further velux window to rear, with radiator, and carpet flooring.

### Shower Room

4' 6" x 7' 1" (1.38m x 2.17m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, partial wall tiling, radiator, and tile effect vinyl flooring.

### Garage

17' 5" x 8' 3" (5.31m x 2.52m)

Up and over door to front, with mains power and lighting connected.

### Front Garden

Mainly laid to shingle, with pathway leading to the front door, driveway leading to the garage, and side access gate to the rear garden.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio areas to the immediate rear of the property, decking area, and side access gate to the front.

### Parking

The property benefits from a sheltered driveway leading to the garage, providing off-road parking.

### Agents Note

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



### 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.

Lawsons Estate Agents

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	