



**Lawsons**  
ESTATE AGENTS

8 Champion Road, Thetford  
£295,000



# 8 Champion Road

Thetford, IP24 2XT

Lawsons Estate Agents are delighted to present this 4-bedroom detached house located in the highly sought-after Cloverfield Development. This spacious property boasts four bedrooms, perfect for a growing family or those in need of extra space for a home office or guest rooms. Enjoy the convenience of a separate dining room, ideal for entertaining guests or enjoying family meals.

Council Tax band: D

Tenure: Freehold

## Hallway

12' 11" x 3' 2" (3.93m x 0.96m)

Doors to lounge, kitchen, and W/C, with radiator, wood effect flooring, further doors to understairs storage cupboards, and stairs to first floor landing.

## W/C

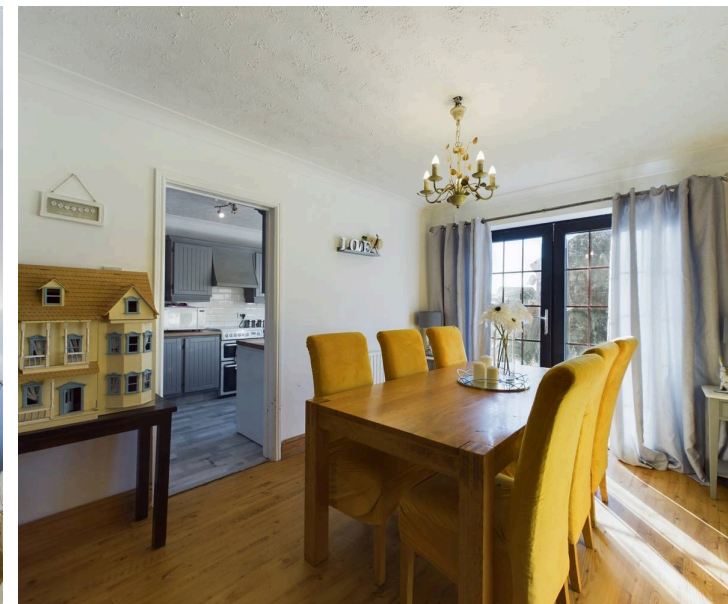
6' 2" x 2' 7" (1.89m x 0.78m)

Frosted window to side, low level W/C, wash basin with individual taps over, partial wall tiling, with wood effect flooring.

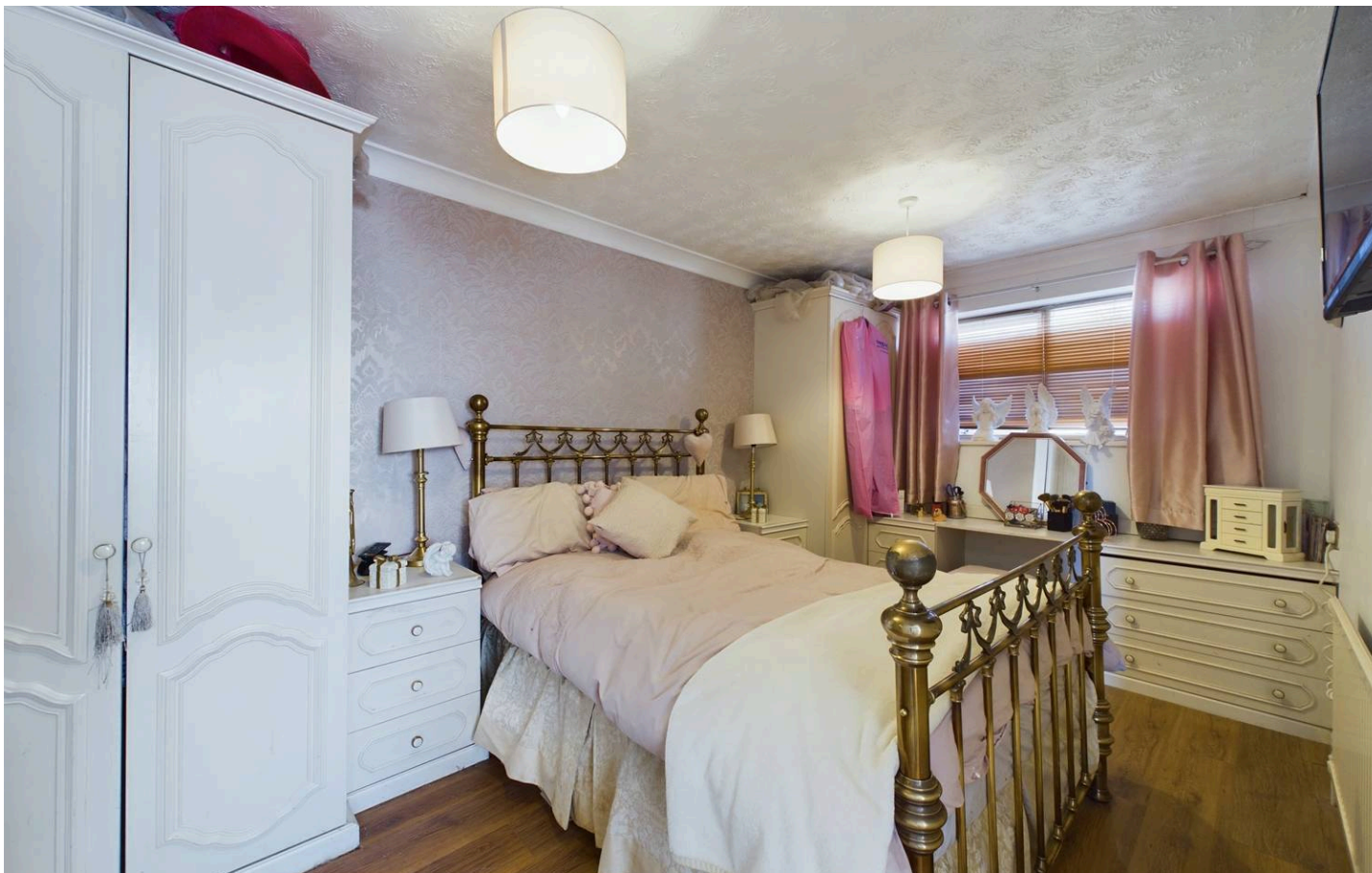
## Kitchen

15' 6" x 8' 5" (4.72m x 2.56m)

Window to rear, door to side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splash backs, space for freestanding cooker with cooker hood over, American style fridge / freezer, washing machine, dishwasher, and tumble dryer, with radiator, wood effect flooring, and opening to dining room.







### **Dining Room**

12' 8" x 9' 4" (3.85m x 2.84m)

French doors to rear garden, with radiator, wood effect flooring, and further French doors to lounge.

### **Lounge**

14' 0" x 11' 10" (4.27m x 3.60m)

Window to front, feature electric fireplace with surround, with radiator, wood effect flooring, and door retuning to hallway.

### **Landing**

8' 7" x 2' 8" (2.62m x 0.82m)

Window to side, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with wood effect flooring, access to loft via ceiling hatch, and spotlighting.

### **Bedroom 1**

14' 2" x 8' 10" (4.33m x 2.68m)

Window to front, built-in wardrobes, storage, and dressing table, with radiator, and wood effect flooring.

### **Bedroom 2**

12' 7" x 8' 8" (3.83m x 2.64m)

Window to rear, built-in wardrobes and storage, with radiator, and wood effect flooring.

### **Bedroom 3**

7' 7" x 9' 3" (2.32m x 2.83m)

Window to rear, with radiator, and wood effect flooring.

### **Bedroom 4**

10' 4" x 9' 1" (3.15m x 2.78m)

Window to front, built-in wardrobe and storage, with radiator, and wood effect flooring.

### **Bathroom**

7' 5" x 6' 3" (2.25m x 1.90m)

Frosted window to side, bath with individual taps and separate electric shower over, low level W/C, wash basin with individual taps over, full wall tiling, heated towel rail, vinyl flooring, and spotlighting.





## FRONT GARDEN

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

## REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear, outside tap, French doors to dining room, further doors to kitchen and garage, with side access gate to front.

## Garage

16' 11" x 8' 4" (5.15m x 2.54m)

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

## Parking

The property benefits from a driveway to the front of 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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