



**Lawsons**  
ESTATE AGENTS

**58 Station Road, Thetford**

**In Excess of £280,000**



# 58 Station Road

Thetford, IP24 1AH

We are delighted to present this larger than average three bedroom semi-detached bungalow, ideally situated in the heart of the town centre and offered chain free. This spacious and extended home boasts a bright and airy interior with gas central heating throughout, making it comfortable and efficient year-round. The modern kitchen is equipped with quality appliances, while the well-appointed bathroom features contemporary fittings. Its close proximity to the train station makes commuting a breeze, and the flexible layout is perfect for families or those seeking single-level living.

Council Tax band: B

Tenure: Freehold

- DRIVEWAY
- TOWN CENTRE LOCATION
- GAS HEATING
- SEMI-DETACHED BUNGALOW
- ENCLOSED REAR GARDEN
- EXTENDED
- CLOSE TO TRAIN STATION
- CHAIN FREE
- LARGER THAN AVERAGE
- CALL NOW TO VIEW!







### **Kitchen**

17' 3" x 13' 4" (5.26m x 4.07m)

Two windows to side and window to front wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splash-backs and laminate flooring. Built in double tower oven, electric hob with cooker hood over. Further space for washing machine, dishwasher and freestanding fridge freezer, radiator and door to hallway.

### **Hallway**

21' 0" x 3' 0" (6.40m x 0.92m)

Doors to lounge, all bedrooms and shower room, two radiators, carpet flooring and loft hatch.

### **Lounge**

16' 4" x 15' 11" (4.98m x 4.86m)

Two radiators, carpet flooring and bifold doors to the rear garden.

### **Bedroom 1**

14' 8" x 12' 6" (4.47m x 3.82m)

Window to front, radiator and carpet flooring.

### **Bedroom 2**

9' 5" x 10' 7" (2.87m x 3.23m)

Window to side, radiator and carpet flooring.

### **Bedroom 3**

7' 5" x 10' 9" (2.27m x 3.28m)

Window to side, radiator, carpet flooring with built in shelving and rails.

### **Shower Room**

4' 4" x 10' 9" (1.31m x 3.28m)

Window to side, shower cubicle with built-in rainfall showerhead, low-level WC, vanity style wash basin with storage under, fully tiled walls and flooring, heated towel rail, built in hairdryer and shaving point.



Rear Garden

The rear garden is mainly laid to lawn with a large sand stone patio area to the immediate rear, sun canopy, outside power and lights, sheds to the rear and side gate leading to the front garden and driveway.

Front Garden

The front garden is mainly laid to patio with pathway leading to the front door, outside lights, tap and side gate leading to the rear garden.

Parking

The property offers off road parking for two cars with a brick weave driveway located to the front.

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.

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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