



# 3 Mill Lane

Thetford, IP24 3BZ

Three-bedroom end of terrace house, ideally positioned close to the town centre and local amenities, making it perfect for families and professionals alike. The property boasts a lounge / diner, providing a welcoming space for relaxation and entertaining. The kitchen is equipped with ample storage and worktop space, while the family bathroom and convenient downstairs W/C offer practicality and comfort for busy households. With gas heating throughout, the home ensures warmth and efficiency all year round. Call now to secure your chance to experience all this fantastic home has to offer.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- END OF TERRACE
- FAMILY BATHROOM & DOWNSTAIRS W/C
- ALLOCATED PARKING
- LOUNGE / DINER
- CLOSE TO TOWN & AMENITIES
- GAS HEATING
- KITCHEN
- ENCLOSED REAR GARDEN
- CALL NOW TO ARRANGE A VIEWING!





### Lounge / Diner

15' 11" x 14' 4" (4.84m x 4.36m)

Bay window to front, feature electric fireplace with surround, with two radiators, carpet flooring, hatch to kitchen, and doors to understairs storage cupboard, and hallway.

### Hallway

10' 1" x 3' 3" (3.07m x 1.00m)

Doors to kitchen, W/C, and rear garden, with radiator, carpet flooring, and stairs to first floor landing.

### Kitchen

10' 2" x 7' 4" (3.09m x 2.23m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, with space for freestanding cooker with cooker hood over, fridge / freezer, washing machine, and dishwasher, with hatch to lounge / diner, radiator, and wood effect flooring.

### w/c

7' 0" x 3' 0" (2.14m x 0.91m)

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

### First Floor Landing

10' 0" x 3' 8" (3.05m x 1.11m)

Doors to all bedrooms, family bathroom, and airing cupboard, with carpet flooring.

### Bedroom 1

9' 1" x 14' 3" (2.78m x 4.35m)

Window to front, with radiator, and carpet flooring.

### Bedroom 2

10' 2" x 7' 8" (3.09m x 2.33m)

Window to rear, with radiator, and carpet flooring.

### Bedroom 3

6' 11" x 6' 6" (2.12m x 1.99m)

Window to rear, with radiator, and carpet flooring.



## Family Bathroom

6' 9" x 7' 7" (2.06m x 2.31m)

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

## Front Garden

Mainly laid to lawn, with low level fence to all sides, trees and mature shrubs, and pathway leading to the front door.

## Rear Garden

Enclosed rear garden, mainly laid to patio, with brick wall to rear and side, decorative shingle border, space for a garden shed, and gate leading to the allocated parking area.

## Parking

The property benefits from allocated parking to the rear providing off-road parking. Further on-street parking is available nearby on a first come, first served basis.

## Agents Note

This property falls under an B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26. The property currently has a tenant in situ, for more information, please contact the office.

## 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

34 King Street, Thetford, IP24 2AP

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

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

