





## 7 Priory Park

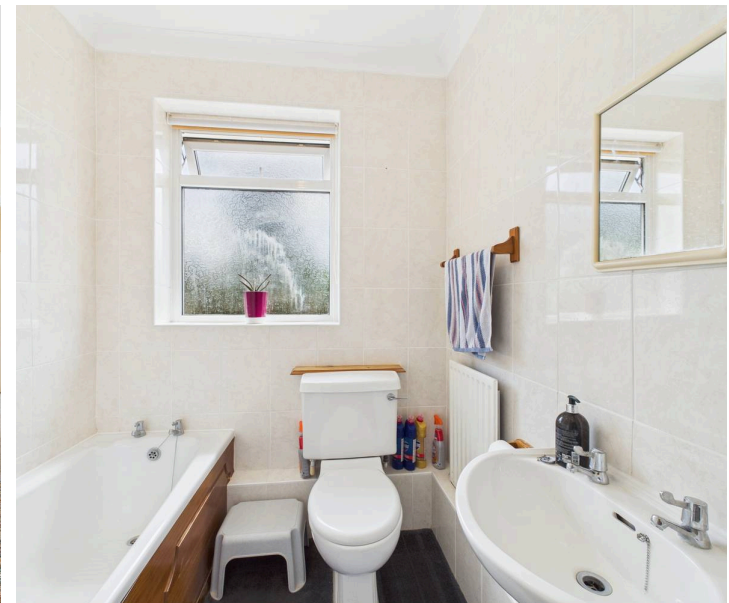
Thetford, IP24 1AU

3-bedroom semi-detached bungalow in a highly sought-after location close to town and amenities. This property boasts gas heating, a family bathroom, and front and rear gardens for relaxation and outdoor enjoyment. With a garage and driveway, parking is never a concern. Easy access to the A11 and A134 further adds to the property's appeal, making commuting a stress-free experience. Call now to arrange a viewing and secure this wonderful property!

Council Tax band: B

Tenure: Freehold

- BUNGALOW
- SEMI-DETACHED
- CLOSE TO TOWN & AMENITIES
- GAS HEATING
- FRONT & REAR GARDENS
- NEARBY TO BUS & TRAIN STATION
- GARAGE & DRIVEWAY
- EASY ACCESS TO THE A11 & A134
- FAMILY BATHROOM
- CALL NOW TO VIEW!







### Hallway

8' 7" x 2' 11" (2.61m x 0.90m)

Frosted window to front, further window to side, with doors to bedroom 1, bedroom 2, family bathroom, lounge, utility cupboard, and inner hallway.

### Inner Hallway

2' 10" x 4' 6" (0.86m x 1.36m)

Doors to dining room and kitchen, with carpet flooring.

### Kitchen

6' 10" x 8' 8" (2.09m x 2.65m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with individual taps over, tiled splashbacks, wall mounted gas fired boiler, space for cooker, washing machine, and undercounter fridge, with radiator, wood effect flooring, and door to side.

### Lounge

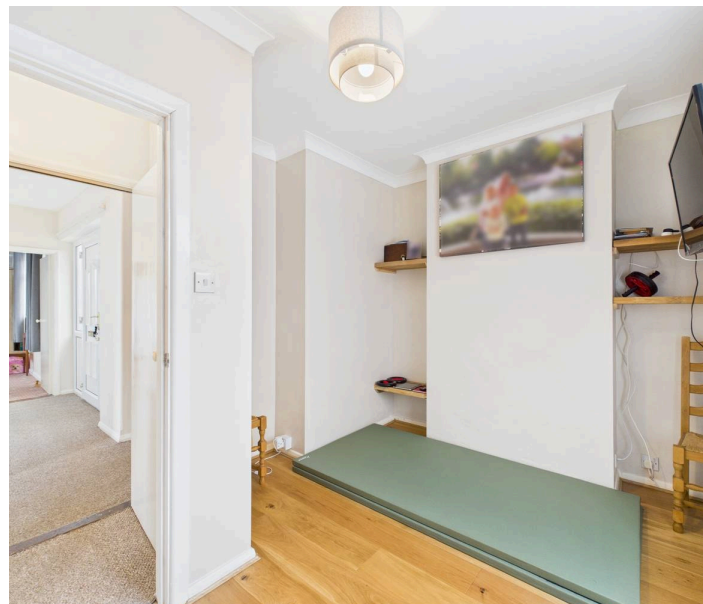
14' 0" x 9' 11" (4.26m x 3.03m)

Windows to front and side, with two radiators, and carpet flooring.

### Dining Room / Bedroom 3

6' 9" x 11' 8" (2.07m x 3.56m)

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



### Bedroom 1

10' 6" x 13' 11" (3.20m x 4.23m)

Windows to front and rear, with radiator, and carpet flooring.

### Bedroom 2

10' 9" x 10' 10" (3.28m x 3.29m)

Window to rear, with radiator, and carpet flooring.

### Bathroom

6' 2" x 6' 5" (1.88m x 1.96m)

Frosted window to rear, bath with individual taps over, low level W/C, wash basin with individual taps over, full wall tiling, with radiator, and carpet flooring.



FRONT GARDEN

Mainly laid to lawn, with mature shrubs, brick weave driveway leading to the garage, and pathways leading to the front door, side door, and rear garden.

REAR GARDEN

Mainly laid to lawn, with patio area to the immediate rear of the property.

Garage

The property benefits from a single garage with barn style doors to front, and separate store room to the rear, with a single door providing access from the rear garden.

Parking

The property benefits from a brick weave driveway to the front, providing ample off-road parking. With further on-road parking available on a first come, first served basis.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26.

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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