



**Lawsons**  
ESTATE AGENTS

**1-3 Water Lane, Thetford**

**In Excess of £255,000**



# 1-3 Water Lane

Thetford, IP24 1BB

3-bedroom detached bungalow boasting a family bathroom and a generously sized lounge / diner, perfect for both relaxation and entertaining. Situated conveniently close to town and local amenities, its prime location offers easy access to the A11 and A134. With gas heating and a garage with a driveway, this property provides both warmth and practicality to its future owners. In addition to its desirable attributes, this home is also chain-free, offering a smooth transition for potential buyers. Don't miss the opportunity to make this bungalow your new home; call now to arrange a viewing and secure this fantastic property before it's gone!

Council Tax band: C

Tenure: Freehold

- THREE BEDROOMS
- DETACHED BUNGALOW
- FAMILY BATHROOM
- LOUNGE / DINER
- CLOSE TO TOWN & AMENITIES
- EASY ACCESS TO THE A11 & A134
- CHAIN FREE!
- GAS HEATING
- GARAGE & DRIVEWAY
- CALL NOW TO ARRANGE A VIEWING!

## Hallway

17' 5" x 3' 8" (5.31m x 1.13m)

Doors to lounge / diner, kitchen, family bathroom, and all bedrooms, with two radiators, carpet flooring, and access to loft via ceiling hatch.







### **Lounge / Diner**

11' 9" x 17' 10" (3.57m x 5.43m)

Windows to front, rear, and side, with radiator.

### **Kitchen**

17' 5" x 9' 6" (5.32m x 2.89m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over and separate water faucet, tiled splashbacks, with space for a cooker and several further undercounter appliances, with tiled flooring, and door to rear garden.

### **Bathroom**

5' 6" x 6' 11" (1.68m x 2.10m)

Frosted window to side, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, with full wall tiling, radiator, and wood effect vinyl flooring.

### **Bedroom 1**

11' 0" x 11' 11" (3.36m x 3.63m)

Window to front, with radiator.

### **Bedroom 2**

9' 3" x 11' 10" (2.83m x 3.61m)

Window to front, with radiator, and carpet flooring.

### **Bedroom 3**

8' 9" x 8' 10" (2.66m x 2.69m)

Window to front, with radiator, and carpet flooring.

### **Front Garden**

Mainly laid to shingle, with mature shrubs, pathways leading to the front door and side access gate, and driveway leading to the timber framed garage.

### **Rear Garden**

Enclosed rear garden, mainly laid to shingle with pathways to the rear of the garden and side access gate to front, with doors to kitchen, and store room.



Garage

The property benefits from a timber framed garage, with mains power and lighting connected, electric up and over door to front, and single door to side.

Driveway

The property benefits from a driveway leading to the front of the timber framed garage, providing off-road parking.

On street

Further on-street parking is available on a first come, first served basis.

Agents Note

This property falls under a C band for the local council tax and costs approximately £2,123.69 per annum for 2025/26. The property has suffered from subsidence in the past however this has now been rectified with an insurance policy in place. For more information, please contact the office. Please be advised that there is a Tree Preservation Order (TPO) relating to one or more trees within the boundary. This means that the trees are protected under local authority regulations, and any works involving pruning, removal, or alteration will require formal consent from the relevant council. Buyers are encouraged to make

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.

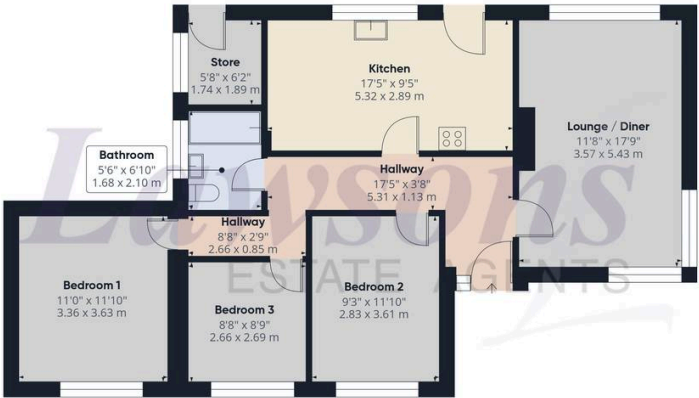
Financial Advice

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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Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>®</sup>  
1166 ft<sup>2</sup>  
108.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
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