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ESTATE AGENTS

**12 Square Rigger Way, Thetford**

Guide Price £375,000 – £400,000



# 12 Square Rigger Way

Thetford, IP24 2GP

4-bedroom detached house boasting a spacious open plan kitchen / diner, perfect for entertaining guests or enjoying family meals together. The modern kitchen features integrated appliances and plenty of storage space, making meal preparation a breeze. Additionally, a convenient utility room adds to the functionality of this home, providing extra storage and laundry facilities. Situated in a prime location with easy access to the A11, and within close proximity to town and amenities.

Council Tax band: D Tenure: Freehold

## Hallway

5' 1" x 15' 3" (1.55m x 4.66m)

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

## W/C

3' 11" x 8' 4" (1.20m x 2.54m)

Frosted window to front, low level W/C, wash basin with tiled splashbacks, with radiator, and wood effect flooring.

## Lounge

11' 1" x 17' 3" (3.39m x 5.27m)

Window to front, with two radiators, and carpet flooring.

## Kitchen / Diner

20' 8" x 15' 0" (6.30m x 4.57m)

Windows to rear, base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, fridge / freezer, and dishwasher, central island, with two radiators, wood effect flooring, spotlighting, French







### Utility Room

5' 5" x 6' 7" (1.64m x 2.00m)

Base units with worktop over, integrated washing machine, with wall mounted gas fired combination boiler, radiator, wood effect flooring, and door to side.

### First Floor Landing

3' 5" x 13' 11" (1.03m x 4.25m)

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

### Bedroom 1

10' 7" x 12' 7" (3.23m x 3.84m)

Window to rear, built-in wardrobes and storage cupboard, with radiator, carpet flooring, and door to en-suite.

### En-suite

7' 0" x 4' 8" (2.14m x 1.43m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, partial wall tiling, with heated towel rail, tile effect flooring, and spotlighting.

### Bedroom 2

10' 8" x 12' 9" (3.24m x 3.88m)

Window to front, with radiator, and carpet flooring.

### Bedroom 3

9' 9" x 8' 11" (2.98m x 2.73m)

Window to rear, with radiator, and carpet flooring.

### Bedroom 4

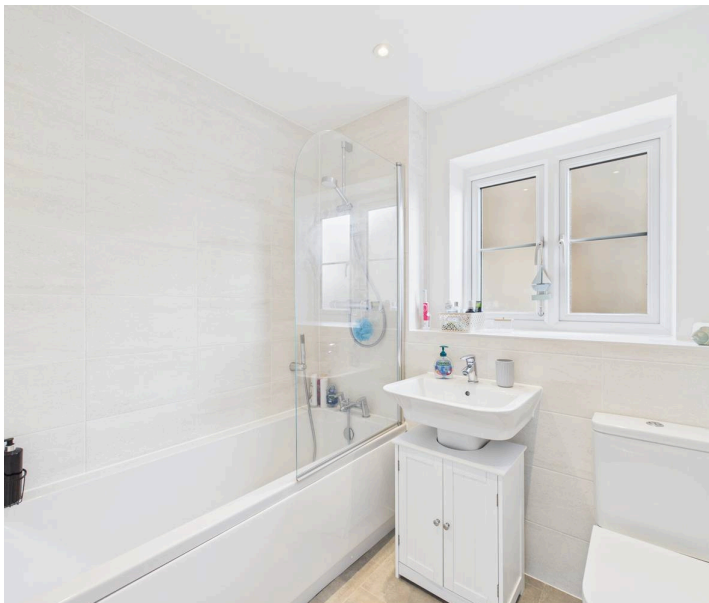
9' 10" x 8' 5" (2.99m x 2.57m)

Window to front, with radiator, carpet flooring, and access to loft via ceiling hatch.

### Bathroom

5' 8" x 7' 1" (1.72m x 2.17m)

Frosted window to side, bath with mixer tap, shower attachment, and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, partial wall tiling, with heated towel rail, tiled flooring, and spotlighting.





FRONT GARDEN

Mainly laid to shrubs, with pathway leading to the front door, and driveway leading to the single garage and side access gate to rear garden.

REAR GARDEN

Enclosed rear garden, mainly laid to lawn, with patio to the immediate rear of the property, and side access gate to driveway.

Garage

10' 3" x 23' 7" (3.13m x 7.18m)

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

Parking

The property benefits from a brick weave driveway to the side of the property, leading to the single garage, and providing off-road parking. Further on-street parking is available on a first come, first served basis.

Agents Note

This property falls under an D band for the local council tax and costs approximately £2,263.80 per annum for 2025/26. This property is subject to an annual service charge of approximately £295.34.00 Per Annum. For more

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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