



**Lawsons**  
ESTATE AGENTS

131 Fairfields, Thetford  
£150,000

# 131 Fairfields

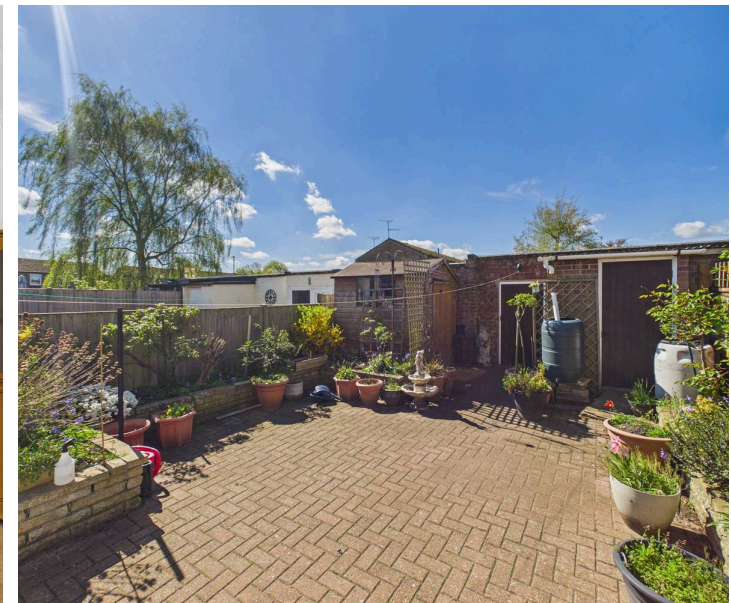
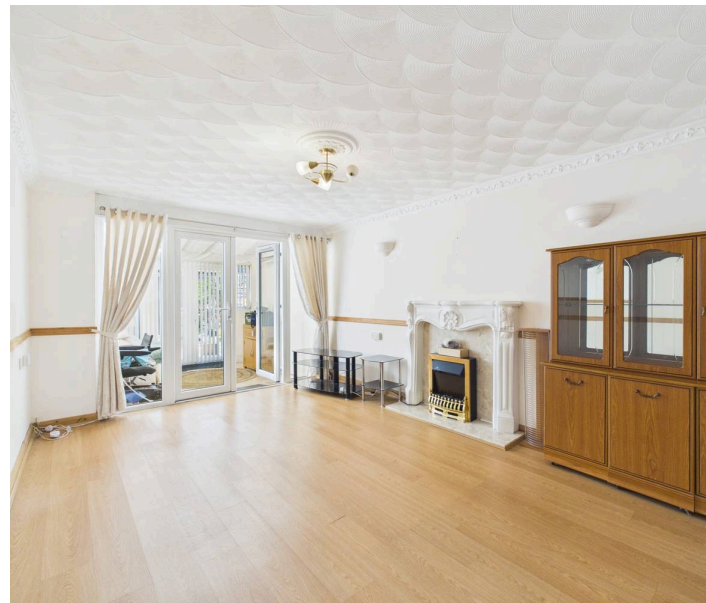
Thetford, IP24 1JN

We are delighted to present this chain-free one bedroom terraced bungalow, perfectly positioned for easy access to the A11 and within walking distance of a variety of schools, a leisure centre and the Healthy Living Centre. This property is an ideal first-time buy or investment opportunity, boasting a spacious lounge/diner, gas heating for year-round comfort and a modern shower room. The kitchen is well-equipped and thoughtfully designed, making it both functional and inviting. With a single garage en-bloc, this home offers practical storage and parking solutions that are rarely found with similar properties.

Council Tax band: A

Tenure: Freehold

- CHAIN FREE
- IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE
- GAS HEATING
- SINGLE GARAGE EN-BLOC
- SHOWER ROOM
- SOUTH FACING REAR GARDEN
- LOUNGE/DINER
- EASY ACCESS TO THE A11
- WITHIN WALKING DISTANCE OF A RANGE OF SCHOOLS, LEISURE CENTRE AND HEALTHY LIVING CENTRE
- CALL NOW TO VIEW!





### **Hallway**

4' 10" x 6' 5" (1.47m x 1.96m)

Doors to lounge / diner, bedroom, shower room, and two storage cupboards, opening to kitchen, radiator and laminate flooring.

### **Kitchen**

10' 0" x 7' 8" (3.04m x 2.33m)

Window to front, wall and base units with worktop over, tiled splashback and laminate flooring, inset one bowl sink unit with mixer tap over, built-in single oven, gas hob with cooker hood over, space for washing machine, slimline dishwasher, undercounter fridge and freezer, wall mounted gas boiler, radiator and serving hatch to lounge / diner.

### **Lounge / Diner**

15' 3" x 10' 10" (4.66m x 3.30m)

Fire surround with electric fire, laminate flooring, radiator and French doors to conservatory with two side windows.

### **Bedroom**

15' 2" x 8' 7" (4.63m x 2.61m)

Window to rear, radiator and carpet flooring.

### **Shower Room**

4' 11" x 8' 7" (1.49m x 2.61m)

Window to front, shower with folding glass shower screen, low-level WC with concealed cistern, vanity style wash basin with storage under, fully tiled walls, wet room style flooring and radiator.

### **Conservatory**

8' 9" x 9' 3" (2.67m x 2.82m)

Tiled flooring, windows to rear and side and French doors to the rear garden.



### Front Garden

The front garden is mainly laid to shingle with brick weave pathway leading to the front door and covered storm porch with outside cupboard.

### Rear Garden

The beautiful south facing rear garden is mainly laid to brick weave patio with raised flowerbeds, greenhouse, timber shed, brick built shed and door to garage.

### Garage en bloc

Electric roller door to front, power and lights connected with single door to rear garden.

### On street

The property offers on street parking with parking bays available on a first come first serve basis.

### Agents Note

This property falls under a band A for the local council tax and costs approximately £1,676.46 per annum for 2026/27. The property is currently going through probate, 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.

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