



**Lawsons**  
ESTATE AGENTS

**89 Norwich Road, Thetford**

In Excess of **£350,000**

# 89 Norwich Road

Thetford, IP24 2JJ

Four-bedroom detached bungalow, perfectly positioned on a generous plot and offering an exciting development opportunity for families or investors alike. The property boasts a flexible layout with a welcoming dining room, a family bathroom, and a separate shower room, ensuring convenience for busy households. The kitchen is ideal for home chefs, while the living spaces create a warm atmosphere throughout. With its proximity to local amenities and easy access to the A11, this bungalow is superbly situated for both daily living and commuting. Call now to arrange your viewing and secure this outstanding home.

Council Tax band: C

Tenure: Freehold

## Porch

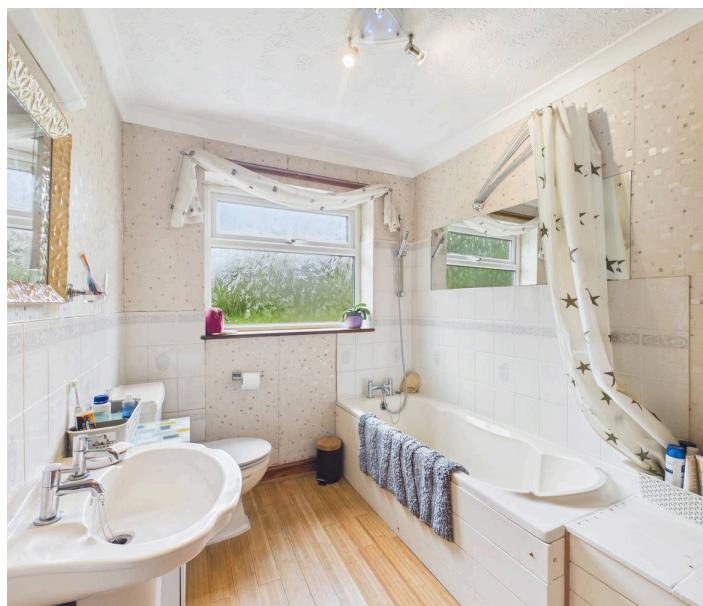
4' 4" x 8' 2" (1.33m x 2.50m)

Window to side, with wood effect flooring, and door to kitchen.

## Kitchen

10' 3" x 15' 3" (3.12m x 4.66m)

Window to rear, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker and undercounter fridge, with heated towel rail, two built-in storage cupboards of which one houses the hot water cylinder, with wood effect flooring, and door to dining room.





### Dining Room

14' 11" x 9' 11" (4.55m x 3.02m)

Window to side, feature fire surround, with radiator, carpet flooring, and door to inner hallway.

### Inner Hallway

Doors to all bedrooms, family bathroom, shower room, lounge, and lobby, with carpet flooring, and access to loft via ceiling hatch.

### Lounge

15' 0" x 20' 7" (4.56m x 6.28m)

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

### Bedroom 1

12' 1" x 10' 1" (3.69m x 3.07m)

Window to front, with radiator, and carpet flooring.

### Bedroom 2

12' 0" x 10' 0" (3.66m x 3.04m)

Window to side, with radiator, and carpet flooring.

### Bedroom 3

11' 4" x 9' 9" (3.46m x 2.96m)

Window to side, with radiator, and carpet flooring.

### Bedroom 4

12' 0" x 6' 1" (3.67m x 1.85m)

Window to rear, with radiator, and carpet flooring.

### Bathroom

6' 7" x 8' 4" (2.01m x 2.54m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps and tiled splashback over, with partial wall tiling, built-in storage chest, radiator, and wood effect flooring.



### Shower Room

4' 10" x 5' 7" (1.47m x 1.70m)

Shower cubicle with electric shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with radiator, and wood effect flooring.

### Lobby

3' 0" x 2' 8" (0.92m x 0.82m)

With carpet flooring, and door to front.

### Front Garden

Mainly laid to lawn with an array of mature shrubs and trees, with a shingle driveway providing ample off-road parking.

### Rear Garden

The property benefits from an extremely generous rear garden, mainly laid to lawn, with mature shrubs and trees, and patio area to the immediate rear of the property.

### Garage

The property benefits from a garage, with mains power and lighting connected, windows to both sides, and up and over door to front.

### Parking

The property benefits from a generous shingle driveway leading to the garage, providing ample off-street parking for multiple vehicles.

### Agents Note

This property falls under a band A for the local council tax and costs approximately £2,235.28 per annum for 2026/27. The property has previously received outline planning permission for the demolition of the existing dwelling and garage, together with the erection of two bungalows, two dwellings, and the creation of access in August 2006. Further details relating to the planning permission are available upon request.



### 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	