



Lawsons
ESTATE AGENTS

11 Abbeygate, Thetford
£280,000

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Thetford, IP24 1AX

Three-bedroom detached bungalow, ideally situated close to local amenities with easy access to the A11 and A134. This home boasts a bright conservatory, perfect for relaxing, alongside a generous lounge. The property features gas heating throughout, ensuring comfort all year round. The versatile layout includes three bedrooms, offering ample space for family living or visiting guests. Additional highlights include a garage and workshop, providing excellent storage or hobby space. Call now to arrange your appointment and secure your chance to make this wonderful bungalow your new home.

Council Tax band: C

Tenure: Freehold

Entrance Hallway

8' 8" x 6' 4" (2.64m x 1.93m)

Doors to kitchen, lounge, all bedrooms, and family bathroom, with radiator, carpet flooring, and access to loft via ceiling hatch.

Kitchen

9' 5" x 9' 0" (2.87m x 2.75m)

Window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with individual taps over, tiled splashbacks, space for freestanding cooker with cooker hood over and undercounter fridge, doors to dining area, lean to, and two storage cupboards, of which one houses the gas fired boiler, with radiator, and vinyl flooring.

Lean-To

12' 4" x 5' 2" (3.77m x 1.57m)

Windows to all aspects, door to side, space and plumbing for a washing machine, with tile effect vinyl flooring.





Dining Area

8' 11" x 11' 2" (2.73m x 3.40m)

Window to side, door to conservatory, opening to lounge, with radiator, and carpet flooring.

Conservatory

7' 7" x 11' 0" (2.30m x 3.35m)

Windows to rear and sides, with carpet flooring, single door to raised patio area, and French doors to rear garden.

Lounge

15' 8" x 11' 3" (4.77m x 3.43m)

Window to rear, feature electric fireplace with surround, with radiator, carpet flooring, and door returning to the entrance hallway.

Bedroom 1

10' 6" x 10' 8" (3.21m x 3.26m)

Window to front, built-in wardrobes, with radiator, and carpet flooring.

Bedroom 2

10' 4" x 9' 5" (3.16m x 2.88m)

Window to side, built-in open wardrobe / storage, with radiator, and carpet flooring.

Bedroom 3

8' 0" x 9' 1" (2.45m x 2.76m)

Window to side, with radiator, and carpet flooring.



Bathroom

6' 9" x 6' 1" (2.06m x 1.86m)

Frosted window to side, bath with individual taps and separate mixer tap shower over, low level W/C, wash basin with individual taps over, with partial wall tiling, heated towel rail, wall mounted fan heater, and vinyl flooring.

Garage

16' 4" x 8' 0" (4.97m x 2.43m)

Electric roller door to front, mains power and lighting connected, with single door to the workshop.

Workshop

15' 7" x 8' 2" (4.74m x 2.50m)

Windows to rear and side, with mains power and lighting connected, and single door to the rear garden.

Front Garden

Mainly laid to lawn, with brick weave driveway leading to the front door and garage, with side access gate to the rear garden.

Rear Garden

Mainly laid to lawn, with raised patio area to the immediate rear of the property, hardstand area, and an array of mature shrubs and trees.

Parking

The property also benefits from a brick weave driveway leading to the garage, providing off-road parking. Further on-street parking is also available on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,235.28 per annum for 2026/27. The vendor has advised the property previously experienced subsidence, which has since been rectified with underpinning. Supporting documentation is available upon request. 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.

Lawsons Estate Agents

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