



20 Barley Way

Thetford, IP24 1LG

Three-bedroom end of terrace house, ideally positioned close to both a local school and leisure centre, making it a fantastic choice for families and commuters alike. This chain-free home boasts gas central heating, a family bathroom, and an additional ground floor W/C for convenience. With easy access to the A11, ensuring excellent connectivity and a bright and airy feel throughout, this property offers comfortable living spaces ready for you to make your own. The property is complemented by a garage and private driveway offering off-street parking. This is a wonderful opportunity – call now to arrange your viewing and secure this superb family home.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- END OF TERRACE HOUSE
- CLOSE TO SCHOOLS & LEISURE CENTRE
- GAS HEATING
- EASY ACCESS TO THE A11
- GARAGE & DRIVEWAY
- CHAIN FREE
- ENCLOSED REAR GARDEN
- FAMILY BATHROOM & GROUND FLOOR W/C
- CALL NOW TO VIEW!





Porch

6' 0" x 3' 1" (1.83m x 0.93m)

Frosted windows to all aspects, with wood effect flooring, and door to hallway.

Hallway

5' 9" x 8' 8" (1.75m x 2.64m)

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

Kitchen

9' 9" x 12' 7" (2.97m x 3.84m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted and cupboard enclosed gas fired combination boiler, integrated electric oven and hob with cooker hood over, space for undercounter fridge and washing machine, with radiator, wood effect flooring, and door to rear garden.

Lounge

11' 7" x 21' 7" (3.54m x 6.57m)

Windows to front and rear, with two radiators, and wood effect flooring.

W/C

2' 7" x 5' 5" (0.79m x 1.64m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with tile effect vinyl flooring.

First Floor Landing

9' 9" x 3' 2" (2.96m x 0.96m)

Doors to all bedrooms, family bathroom, and two storage cupboards, with radiator, wood effect flooring, and access to loft via ceiling hatch.

Bedroom 1

9' 11" x 12' 10" (3.01m x 3.91m)

Window to rear, with radiator, and wood effect flooring.



Bedroom 2

11' 5" x 10' 10" (3.47m x 3.31m)

Window to rear, with radiator, and wood effect flooring.

Bedroom 3

6' 8" x 10' 4" (2.03m x 3.16m)

Window to front, with radiator, and wood effect flooring.

Bathroom

6' 2" x 5' 5" (1.89m x 1.64m)

Frosted window to front, bath with mixer tap and shower attachment over, separate electric shower unit over, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and wood effect flooring.

Garage

9' 1" x 18' 3" (2.76m x 5.55m)

The property benefits from a single garage, with up and over door to front, mains power and lighting connected, and single door to the rear garden.

Front Garden

Mainly laid to decorative shingle, with low level wall surround, raised flower bed, and patio area to the immediate front of the property.

Rear Garden

Enclosed rear garden, mainly laid to patio, with lawn area, and vegetable garden, with single door to garage, and rear access gate.

Parking

The property benefits from a driveway to the front of the garage, providing Off-Street parking. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,955.87 per annum for 2026/27.



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+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		