



Lawsons
ESTATE AGENTS

5 Buckenham Way, Thetford
£250,000

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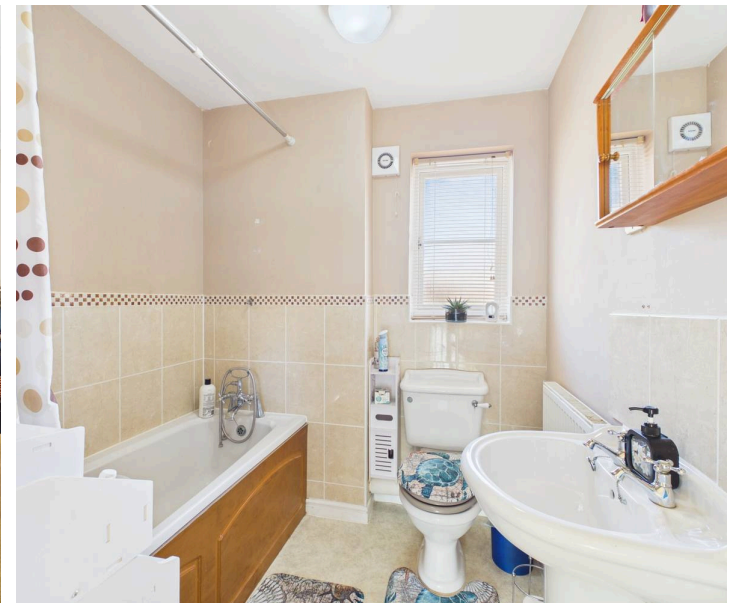
Thetford, IP24 1ES

We are delighted to present this attractive three bedroom end of terrace house, ideally situated close to local schools and the leisure centre with easy access to the A11, making it perfect for families and commuters alike. This family home offers a spacious lounge that provides a welcoming space for relaxation, a dedicated study ideal for home working, and a kitchen equipped with contemporary fittings. The property boasts a family bathroom, a convenient ground floor W/C, and an en-suite to the principal bedroom, ensuring comfort and privacy for every member of the household. Additional highlights include gas heating, a garage, and a driveway for off-road parking. With its thoughtful layout and excellent location, this property is a must-see for those seeking both practicality and comfort. We highly recommend arranging a viewing to fully appreciate all that this wonderful home has to offer.

Council Tax band: C

Tenure: Freehold

- ENCLOSED REAR GARDEN
- GAS HEATING
- GARAGE & DRIVEWAY
- EN-SUITE TO PRINCIPAL BEDROOM
- CLOSE TO SCHOOLS & LEISURE CENTRE
- EASY ACCESS TO THE A11
- FAMILY BATHROOM & GROUND FLOOR W/C
- STUDY
- SPACIOUS LOUNGE
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

5' 5" x 10' 6" (1.65m x 3.19m)

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

Kitchen / diner

8' 8" x 14' 6" (2.64m x 4.43m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, space for fridge / freezer, washing machine, and dishwasher, with radiator, tile effect vinyl flooring, and French doors to rear garden

Lounge

14' 5" x 9' 8" (4.40m x 2.94m)

Window to front, with radiator, carpet flooring, and French doors to rear garden.

Study

10' 8" x 5' 8" (3.26m x 1.73m)

Window to front, with radiator, and carpet flooring.

W/C

3' 1" x 5' 9" (0.93m x 1.76m)

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

First Floor Landing

10' 5" x 4' 2" (3.17m x 1.27m)

Window to rear, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

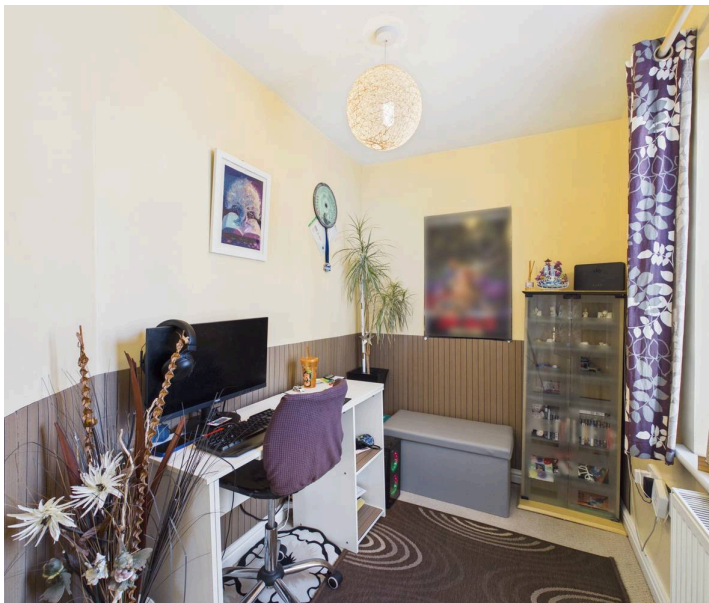
14' 8" x 9' 9" (4.46m x 2.98m)

Window to front, with radiator, carpet flooring, and door to en-suite.

En-suite

5' 6" x 4' 11" (1.67m x 1.51m)

Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and vinyl flooring.



Bedroom 2

8' 11" x 14' 6" (2.71m x 4.43m)

Windows to front and rear, with radiator, and carpet flooring.

Bedroom 3

12' 7" x 5' 6" (3.83m x 1.67m)

Window to front, with radiator, and carpet flooring.

Family Bathroom

6' 7" x 5' 8" (2.01m x 1.72m)

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

Front Garden

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

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, mature shrub, and side access gate to the front.

Garage

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

Parking

The property also benefits from a driveway leading 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 C for the local council tax and costs approximately £2,235.28 per annum for 2026/27. The property is currently let with a tenant in situ. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		