



8 Ocean Way

Thetford, IP24 2GS

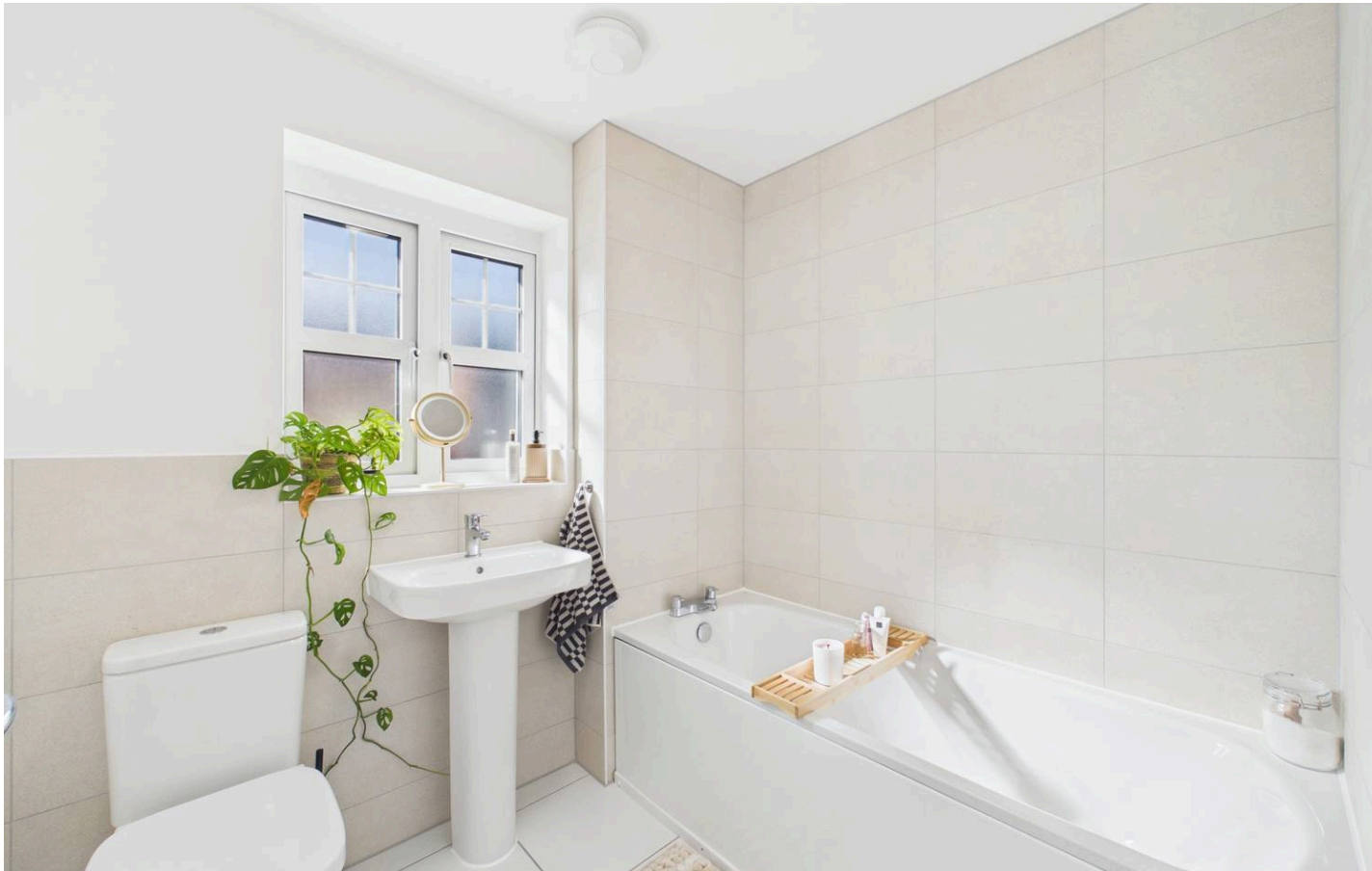
We are delighted to present this impressive four-bedroom detached house, perfectly positioned within the sought-after Kingsfleet development. This beautifully maintained home offers a contemporary lifestyle, featuring a modern kitchen and dining area complete with high-quality appliances, a dedicated utility room, and a bright, spacious lounge ideal for relaxing or entertaining guests. The property benefits from a stylish family bathroom, a convenient ground floor W/C, and efficient gas heating throughout, ensuring comfort in every season. Externally, the property boasts a garage and driveway, providing ample parking and storage solutions, as well as a private south-east facing garden. With easy access to the A11, commuting and travel is effortless, making this an ideal choice for busy families or professionals. This exceptional home combines modern living with practical features in a highly desirable location. Call now to arrange a viewing and secure your place in the vibrant Kingsfleet community.

Council Tax band: D

Tenure: Freehold

- POPULAR KINGSFLEET DEVELOPMENT
- MODERN KITCHEN / DINER
- GARAGE & DRIVEWAY
- EASY ACCESS TO THE A11
- ENCLOSED SIDE GARDEN
- UTILITY ROOM
- FAMILY BATHROOM & GROUND FLOOR W/C
- SPACIOUS LOUNGE
- GAS HEATING
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

5' 11" x 10' 4" (1.81m x 3.14m)

Doors to kitchen / diner, lounge, and two storage cupboards, with radiator, wood effect flooring, and stairs to first floor landing.

Kitchen / Diner

11' 9" x 19' 11" (3.57m x 6.07m)

Windows to front and side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and gas hob with cooker hood over, fridge / freezer, and dishwasher, with undercounter and plinth lighting, two radiators, wood effect flooring, spotlighting, and opening to utility room.

Utility Room

6' 8" x 4' 9" (2.04m x 1.44m)

Base units with worktop over, integrated washer / dryer, with radiator, and wood effect flooring.

Lounge

11' 4" x 19' 11" (3.45m x 6.07m)

Window to front, with two radiators, wood effect flooring, and French doors to side garden.

W/C

4' 9" x 6' 2" (1.46m x 1.87m)

Low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and tiled flooring.

First Floor Landing

14' 0" x 3' 5" (4.27m x 1.05m)

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

Bedroom 1

11' 5" x 12' 2" (3.47m x 3.72m)

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

En-suite

6' 7" x 4' 8" (2.00m x 1.41m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and tiled flooring.



Bedroom 2

11' 11" x 9' 9" (3.62m x 2.96m)
Window to side, with radiator, and carpet flooring.

Bedroom 3

8' 4" x 10' 0" (2.53m x 3.06m)
Duel aspect windows to front and side, built-in wardrobe / storage cupboard, with radiator, and carpet flooring.

Bedroom 4

11' 6" x 7' 4" (3.50m x 2.23m)
Window to front, with radiator, and carpet flooring.

Family Bathroom

7' 1" x 6' 3" (2.16m x 1.91m)
Frosted window to front, bath with mixer tap over, low level W/C, wash basin with mixer tap over, with partial wall tiling, radiator, and tiled flooring.

Front Garden

Bedding border laid to shrubs, with pathway leading to the front door, driveway leading to the garage, and gate to rear garden.

Side Garden

Enclosed side garden, mainly laid to lawn, with patio area, and gate to driveway.

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 brick weave driveway leading to the single garage, providing off-street parking.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,370.81 per annum for 2026/27. This property is subject to an annual service charge of approximately £262.80 Per Annum. 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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