Lawsons
ESTATE AGENTS

30 Admirals Way, Thetford

In Excess of **£210,000**

30 Admirals Way

Thetford, IP24 2LL

We are delighted to present this charming two-bedroom bungalow, ideally positioned for easy access to the A11 and just moments from local shops and schools, making it a perfect choice for both commuters and families. The home is offered chain free and boasts a spacious lounge, a dedicated dining room, and a shower room for added convenience. With gas heating throughout, comfort is assured year-round. Don't miss your chance to secure this appealing bungalow - call now to arrange a viewing!

Council Tax band: B

Tenure: Freehold

- EASY ACCESS TO THE A11
- SHOWER ROOM
- CHAIN FREE!
- DINING ROOM
- CLOSE TO SHOPS
- GAS HEATING
- ENCLOSED REAR GARDEN
- NEAR TO SCHOOLS
- SPACIOUS LOUNGE
- CALL NOW TO ARRANGE A VIEWING!

Porch
3' 10" x 3' 9" (1.18m x 1.15m)
Frosted window to side, with tiled flooring, and door to lounge.

Kitchen
7' 6" x 7' 9" (2.28m x 2.35m)
Window to side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, space for freestanding cooker with cooker hood over, fridge / freezer, and washing machine, with tile effect vinyl flooring, and door to side.

Dining Room
8' 10" x 7' 7" (2.69m x 2.31m)
Window to front, with radiator, and carpet flooring.

Lounge
16' 6" x 11' 6" (5.02m x 3.50m)
Window to front, feature electric fireplace with surround, with radiator, carpet flooring, and doors to kitchen, dining room, hallway, and storage cupboard.

Hallway
6' 4" x 6' 4" (1.93m x 1.94m)
Doors to both bedrooms, family shower room, airing cupboard, and further storage cupboards, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
11' 11" x 9' 11" (3.63m x 3.02m)
Built-in wardrobes, with radiator, carpet flooring, and patio door to conservatory.

Bedroom 2
7' 11" x 9' 5" (2.42m x 2.86m)
Window to rear, with radiator, and carpet flooring.

Conservatory
7' 7" x 8' 9" (2.32m x 2.66m)
Windows to all aspects, with low level wall surround, tiled flooring, and door to rear garden.

Shower Room
6' 2" x 5' 6" (1.88m x 1.68m)
Frosted window to side, shower cubicle with electric shower, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and tiled flooring.

Front Garden

Mainly laid to decorative shingle, with pathway leading to the door to porch, and side access gate to the rear garden.

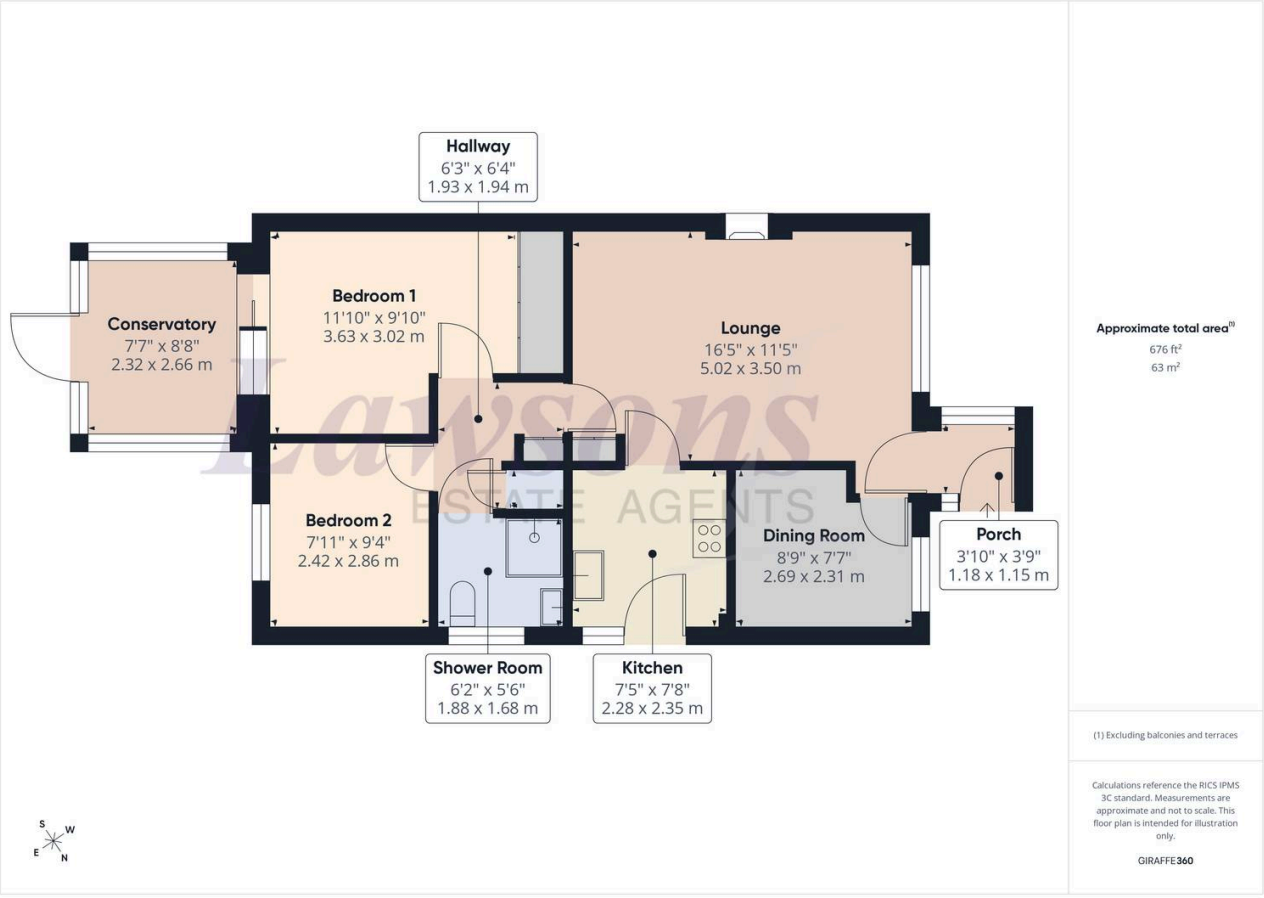
Rear Garden

Enclosed rear garden, mainly laid to decorative shingle, with space for garden sheds, and side access gate returning to the front of the property.

Parking

On-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

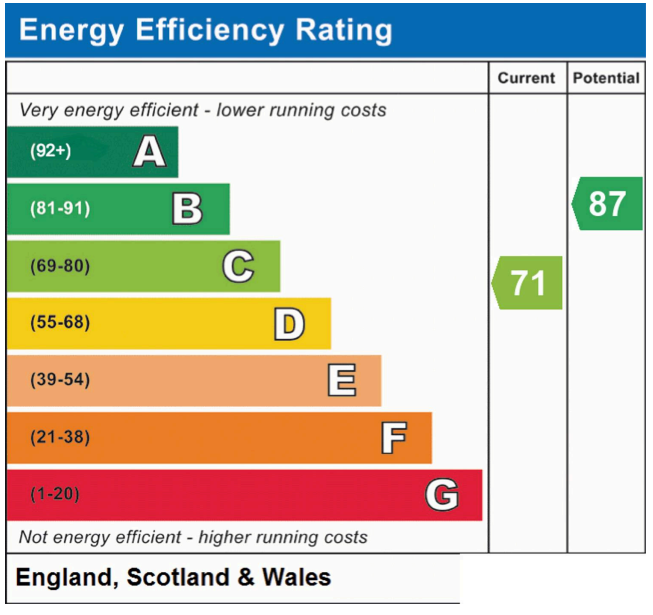
Agents Note
This property falls under a band B for the local council tax and costs approximately £1,955.87 per annum for 2026/27.



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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