



Lawsons
ESTATE AGENTS

1 Wheatacres, Thetford
£300,000

1 Wheatacres

Thetford, IP24 1AQ

Three bedroom detached bungalow located close to town and amenities. This chain-free property boasts three bedrooms, a separate dining room, gas heating, and an extended layout. With a garage, driveway, and an enclosed rear garden, this home provides the perfect space for comfortable living. The property features a bathroom with a separate WC, making it both convenient and practical. Don't miss out on the opportunity to call now and arrange a viewing to explore all that this lovely bungalow has to offer!

Council Tax band: C

Tenure: Freehold

Hallway

4' 0" x 12' 10" (1.23m x 3.91m)

Doors to lounge, kitchen, all bedrooms, bathroom and separate WC, radiator, carpet flooring and loft hatch.

Lounge

12' 8" x 14' 6" (3.86m x 4.42m)

Window to front, radiator, carpet flooring, brick built fire surround with electric fire and opening to dining room.

Dining Room

8' 0" x 8' 11" (2.45m x 2.71m)

Window to side, radiator, carpet flooring, double doors to garden room and door to kitchen.





Garden Room

9' 8" x 7' 11" (2.95m x 2.42m)

Window to rear, radiator, carpet flooring and sliding patio doors to the rear garden.

Kitchen

10' 11" x 17' 8" (3.34m x 5.39m)

Window to rear, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and tile effect flooring. Space for freestanding cooker, further space for washing machine, dishwasher and fridge/freezer, radiator, wall mounted gas combination boiler and door to the rear garden.

Bedroom 1

12' 0" x 13' 9" (3.65m x 4.18m)

Window to front, radiator and carpet flooring.

Bedroom 2

10' 4" x 9' 7" (3.16m x 2.91m)

Window to rear, radiator, carpet flooring and built in wardrobes.

Bedroom 3

8' 11" x 10' 8" (2.72m x 3.26m)

Window to front, radiator and carpet flooring.

Bathroom

5' 2" x 6' 6" (1.57m x 1.97m)

Window to rear, bath with shower over, wash basin, fully tiled walls and tile effect flooring.

WC

2' 9" x 6' 6" (0.84m x 1.97m)

Window to rear, low level WC, and tile effect flooring.

Front Garden

The front garden is mainly laid to brick weave with a stunning array of plant borders, decorative stone bed and pathways leading to the front door and side gate to the rear garden.



Rear Garden

The rear garden is mainly laid to brick weave patio for ease of maintenance with a selection of mature plant boarders, timber pergola, outside tap, shingle bed and side gate leading to the front garden and driveway.

Parking

The property offers off road parking with brick weave driveway to the front & leading to the single garage.

Garage

Electric roller door to front, power and lights connected and window to rear.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,024.93 per annum for 2024/25.

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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