



**Lawsons**  
ESTATE AGENTS

12 Barley Way, Thetford  
£195,000



# 12 Barley Way

Thetford, IP24 1LG

Three-bedroom end of terrace house, ideally situated close to local schools, a leisure centre, and offering easy access to the A11. This well-proportioned home features a lounge / diner, perfect for both relaxing and entertaining, as well as a shower room and convenient downstairs W/C. The property benefits from gas heating throughout, ensuring comfort all year round. Off-road parking is provided by the driveway and garage. Early viewing is highly recommended - call now to arrange an appointment!

Council Tax band: B

Tenure: Freehold

## Porch

2' 9" x 4' 3" (0.84m x 1.29m)

Doors to entrance hallway, and storage cupboard, with tiled flooring.

## Entrance Hallway

5' 2" x 2' 11" (1.58m x 0.88m)

Doors to inner hallway, and further hallway, with carpet flooring.

## Hallway

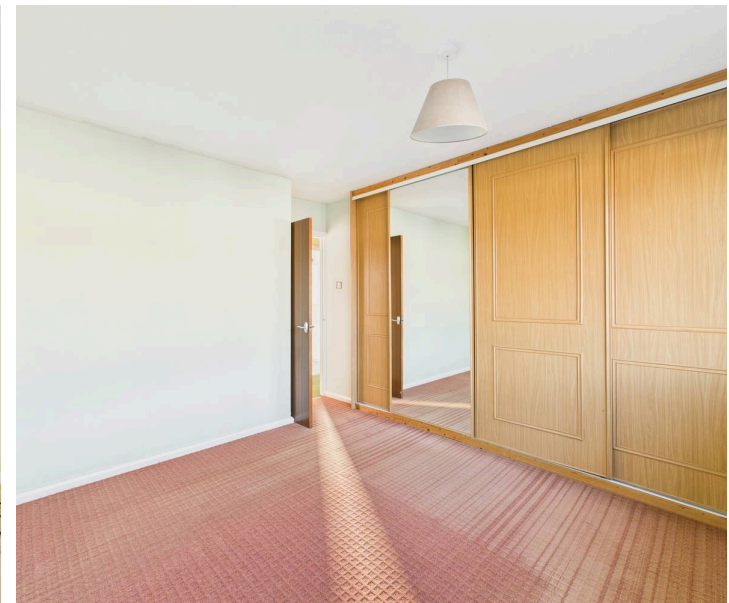
3' 6" x 2' 11" (1.07m x 0.90m)

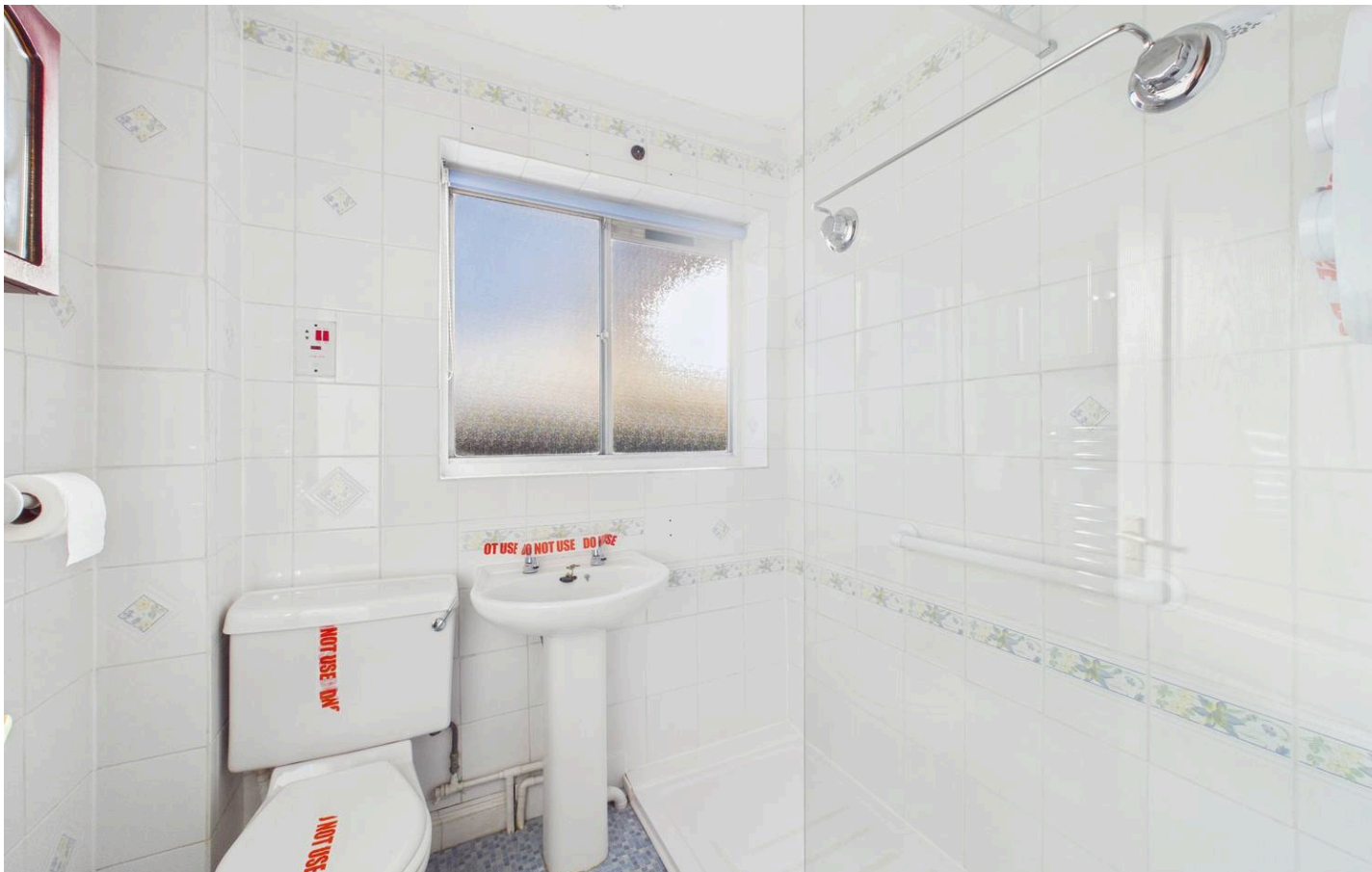
Door to garage, with carpet flooring.

## Inner Hallway

8' 5" x 8' 6" (2.57m x 2.58m)

Doors to W/C, kitchen, and lounge / diner, with radiator, carpet 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 1.5 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker, fridge / freezer, and two further undercounter appliances, with radiator, tiled flooring, and door to rear garden.

### **Lounge / Diner**

11' 4" x 21' 4" (3.46m x 6.51m)

Windows to front and rear, feature gas fireplace with surround, with two radiators, and carpet flooring.

### **W/C**

2' 8" x 5' 3" (0.81m x 1.60m)

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

### **First Floor Landing**

9' 7" x 3' 1" (2.93m x 0.93m)

Frosted window to front, doors to all bedrooms, family bathroom, storage cupboard, and airing cupboard housing the gas fired boiler and hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

9' 7" x 10' 8" (2.91m x 3.26m)

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

### **Bedroom 2**

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

Window to rear, with radiator, and carpet flooring.

### **Bedroom 3**

6' 9" x 10' 4" (2.07m x 3.14m)

Window to front, with radiator, and carpet flooring.

### **Shower Room**

6' 2" x 5' 6" (1.89m x 1.67m)

Frosted window to front, walk-in shower cubicle with electric shower over, low level W/C, wash basin with individual taps over, with heated towel rail, and tile effect vinyl flooring.





Front Garden

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

Rear Garden

Mainly laid to lawn, with patio area to the immediate rear, and side access gate to the front.

Garage

9' 2" x 15' 7" (2.79m x 4.76m)  
Up and over door to front, with mains power and lighting connected, and single door to hallway.

Parking

The property benefits from a driveway to the front of the garage providing off-road road parking. Further on-street parking is available on a first come, first served basis.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26. Please note, the vendors have advised that the property will be sold as seen, 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  
34 King Street, Thetford, IP24 2AP  
01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)  
[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

