



Lawsons
ESTATE AGENTS

15 Abbeygate, Thetford
£290,000

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Thetford, IP24 1AX

We are delighted to present this exceptional three-bedroom detached bungalow, ideally positioned close to the heart of town and its excellent amenities. This inviting home has been thoughtfully updated to a high standard, featuring a modern shower room with contemporary fittings and a well-appointed kitchen that includes ample storage and workspace. The spacious lounge and dedicated dining room provide versatile areas for both relaxation and entertaining, while a separate utility room enhances the practicality of every-day living. The property also benefits from a garage and driveway, ensuring convenient and secure parking for multiple vehicles. One of the standout features is the breathtaking view over Thetford Priory.

Council Tax band: C / Tenure: Freehold

Hallway

8' 10" x 6' 2" (2.68m x 1.89m)

Doors to lounge, kitchen, all bedrooms, and shower room. Vinyl flooring, radiator, and loft hatch with built-in loft ladder.

Lounge

15' 8" x 11' 3" (4.78m x 3.44m)

French doors with two side light windows to the rear garden, radiator, carpet flooring and opening to dining room.

Dining Room

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

Window to side, radiator, laminate flooring, French doors to the rear garden and Door to kitchen.





Kitchen

9' 4" x 8' 9" (2.84m x 2.66m)

Window to side, wall, and base units with worktop over, inset 1½ bowl sink unit with mixer tap over, tiled splashbacks and vinyl flooring, built-in single oven, gas hob with cooker hood over, space for fridge freezer, doors to pantry style cupboard, airing cupboard housing the gas combination boiler and door to utility room.

Utility Room

10' 7" x 5' 1" (3.22m x 1.56m)

Windows to all aspects, worktop with space and plumbing for washing machine, dishwasher and tumble dryer, vinyl flooring and door leading to the rear garden.

Bedroom 1

12' 7" x 12' 4" (3.84m x 3.77m)

Window to front, radiator, and carpet flooring.

Bedroom 2

10' 4" x 9' 4" (3.15m x 2.85m)

Window to side, radiator, and carpet flooring.

Bedroom 3

8' 2" x 9' 2" (2.48m x 2.80m)

Window to side, radiator, and carpet flooring.

Shower Room

6' 10" x 6' 2" (2.08m x 1.87m)

Fitted modern suite with large shower cubicle, low level WC and vanity style wash basin with storage under, part wall tiling, vinyl flooring, extractor fan, radiator, and heated towel rail.

Front Garden

Mainly laid to lawn with a selection of mature plant borders and pathways leading to the front door and side gate.



Rear Garden

The beautiful rear garden has been landscaped by the current owners and offers a raised brick built patio area to the immediate rear with the rest being mainly laid to lawn there is an array of mature plant and shingle borders. Stunning views over the Thetford priory, southwest facing garden with two timber sheds and gate access to the front garden.

Driveway

The driveway provides off-road parking and leads to the single garage/workshop.

Garage

Up and over door to front with vaulted ceiling, power and lights connected and opening to workshop with further power and lights connected. Windows to rear and side and door to the rear garden.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,123.69 per annum for 2025/26.

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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