



# 23 Abbey Barns Court

Thetford, IP24 1DA

Beautifully maintained, two bedroom, mid-terraced house, ideally situated within a sought-after gated community that offers both security and a sense of exclusivity. The property has been thoughtfully designed, featuring a modern kitchen with integrated appliances and a spacious lounge / diner that provides a welcoming space for relaxation and entertaining. The family bathroom is tastefully appointed, complemented by a convenient downstairs W/C, while the principal bedroom benefits from a private en-suite, adding a touch of luxury to every-day living. The home enjoys the comfort of efficient gas heating throughout, ensuring warmth and energy efficiency. This property is perfect for professionals, couples, or small families seeking a contemporary lifestyle in a secure and friendly environment. Opportunities like this are rare, so we highly recommend arranging your viewing at the earliest opportunity to fully appreciate all that this exceptional home has to offer.

Council Tax band: C

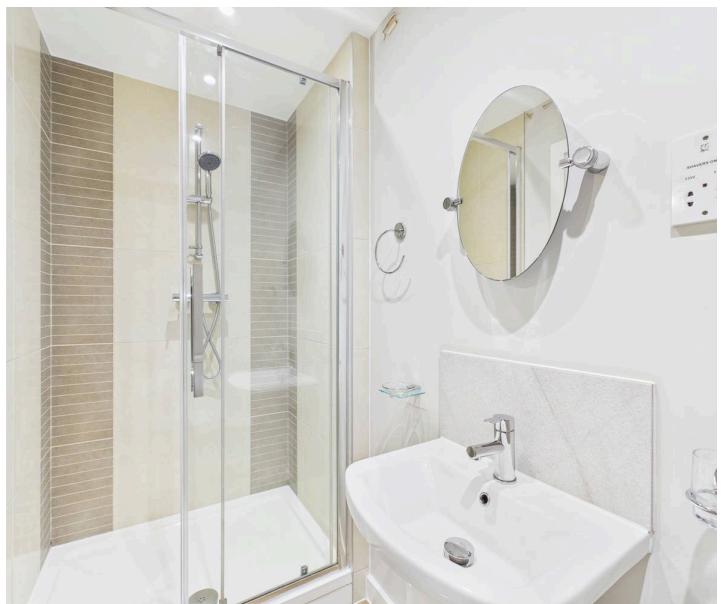
Tenure: Freehold

## Entrance Hallway

7' 10" x 12' 6" (2.38m x 3.80m)

Doors to kitchen, lounge / diner, downstairs W/C, and understairs storage cupboard, with radiator, carpet flooring, and stairs to the first floor landing.





## **Kitchen**

8' 11" x 9' 11" (2.73m x 3.02m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, wall mounted gas fired boiler, integrated electric oven and gas hob with cooker hood over, fridge / freezer, and washer / dryer, with radiator, tile effect vinyl flooring, and spotlighting.

## **Lounge / Diner**

15' 1" x 11' 9" (4.61m x 3.58m)

Windows to rear, with two radiators, carpet flooring, and French doors to the rear garden.

## **w/c**

6' 11" x 3' 11" (2.10m x 1.19m)

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

## **First Floor Landing**

3' 2" x 6' 6" (0.97m x 1.98m)

Doors to both bedrooms, and family bathroom, with carpet flooring.

## **Bedroom 1**

11' 0" x 11' 10" (3.35m x 3.61m)

Window to rear, built-in wardrobe with lighting, with radiator, carpet flooring, door to en-suite, and access to loft via ceiling hatch.

## **En-suite**

3' 11" x 8' 8" (1.20m x 2.65m)

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

## **Bedroom 2**

15' 2" x 7' 3" (4.62m x 2.22m)

Two windows to front, with radiator, and carpet flooring.

## Family bathroom

6' 2" x 7' 3" (1.89m x 2.21m)

Bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, wood effect vinyl flooring, and spotlighting.

## Front Garden

Mainly laid to synthetic lawn, with shingle border, and pathway leading to the front door.

## Rear Garden

Mainly laid to synthetic lawn, with patio area to the immediate rear, and raised bedding area with shrubs.

## Parking

The property benefits from two allocated parking spaces to the rear.

## Agents Note

This property falls under an C band for the local council tax and costs approximately £2,123.69 per annum for 2025/26. There is an annual estate charge for maintaining the communal areas. The cost for this is approximately £440.00 Per Annum.

## 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

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## Energy Efficiency Rating

