





# 11 Redgate

Thetford, IP24 2HA

Nestled in the heart of Thetford and situated in a sought-after location, Lawsons Estate Agents proudly present to the market this 2-bedroom detached bungalow, chain-free. Boasting a spacious layout, this property features a conservatory, utility room, garage, and driveway. The interior comprises a dining room, two bedrooms, and a host of details that exude charm. With gas central heating keeping you cosy, the enclosed rear garden offers a tranquil retreat. Don't miss this opportunity – call now to secure your viewing!

Council Tax band: C

Tenure: Freehold

## Kitchen

13' 1" x 11' 8" (3.99m x 3.56m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer and washing machine, with opening to dining room, doors to hallway and storage cupboard, and tiled flooring.

## Dining Room

10' 10" x 11' 9" (3.31m x 3.57m)

Patio door to conservatory, with radiator, carpet flooring, and spotlighting.







### **Conservatory**

11' 11" x 15' 9" (3.63m x 4.79m)

Windows to rear and side, with two radiators, tiled flooring, and doors to utility room, garage, and rear garden

### **Utility Room**

11' 4" x 6' 9" (3.46m x 2.06m)

Windows to rear and side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, with radiator, and tiled flooring.

### **Hallway**

3' 11" x 10' 0" (1.19m x 3.06m)

Doors to lounge, family bathroom, bedroom 2, and side, with radiator, wood effect flooring, and access to loft via ceiling hatch.

### **Lounge**

13' 3" x 16' 0" (4.05m x 4.89m)

Bay window to front, feature fireplace with surround, with radiator, carpet flooring, and spotlighting.

### **Bathroom**

7' 9" x 6' 8" (2.37m x 2.03m)

Frosted window to side, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, partial wall tiling, heated towel rail, and tiled flooring.

### **Bedroom 1**

13' 0" x 10' 11" (3.95m x 3.32m)

Window to rear, radiator, and carpet flooring.

### **Bedroom 2**

11' 3" x 9' 11" (3.44m x 3.02m)

Window to side, radiator, carpet flooring, and door to bedroom 1.





Garage

Up and over door to front, with mains power and lighting connected, and single door to conservatory.

Front Garden

Mainly laid to decorative shingle, with mature shrubs and trees, brickweave driveway leading to the garage, and pathway leading to the front and side door.

Rear Garden

Mainly laid to lawn, with mature shrubs and trees, raised flower beds, and brickweave patio area to the immediate rear of the property.

Parking

The property benefits from a brickweave driveway to the front providing off-road parking.

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.

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