



**Lawsons**  
ESTATE AGENTS

10 Watermill Green, Thetford

In Excess of £250,000



# 10 Watermill Green

Thetford, IP24 3BW

3-bedroom semi-detached house, chain-free and ready to become your new family home. Boasting a bright and airy, contemporary kitchen / diner, a family shower room, and a comfortable lounge for relaxing within. The convenience of a garage and driveway adds to making every-day living a breeze. Located close to town and amenities, this residence offers both style and practicality.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE & DRIVEWAY
- CHAIN FREE
- FAMILY SHOWER ROOM
- LOUNGE
- KITCHEN / DINER
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN & AMENITIES
- CALL NOW TO VIEW!

## Hallway

6' 5" x 4' 3" (1.95m x 1.29m)

Window to side, door to lounge, with radiator, carpet flooring, and stairs to first floor landing.

## Lounge

13' 4" x 12' 2" (4.06m x 3.72m)

Window to front, with radiator, carpet flooring, and door to kitchen / diner.







### **Kitchen / Diner**

9' 11" x 15' 6" (3.01m x 4.72m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splash backs, integrated electric oven and hob with cooker hood over, and microwave, space for freestanding fridge / freezer, and washing machine, with radiator, tile effect vinyl flooring, door to under stairs storage cupboard, and patio door to rear garden.

### **First Floor Landing**

10' 0" x 3' 9" (3.06m x 1.15m)

Doors to all bedrooms, family shower room, and overstairs storage cupboard, with radiator, carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

13' 3" x 8' 6" (4.03m x 2.60m)

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

### **Bedroom 2**

10' 2" x 7' 9" (3.09m x 2.37m)

Window to rear, with radiator, and carpet flooring.

### **Bedroom 3**

6' 11" x 7' 7" (2.11m x 2.31m)

Window to rear, with radiator, and carpet flooring.

### **Shower Room**

6' 4" x 6' 10" (1.93m x 2.08m)

Frosted window to front, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, and wood effect tiled flooring.

### **Garage**

16' 10" x 8' 10" (5.13m x 2.70m)

Electric roller door to front, with mains power and lighting connected, and single door to rear garden.





## FRONT GARDEN

Laid to synthetic lawn, with brick weave driveway to garage, path to front door, and further shared gated pathway leading to side access gate to rear garden.

## REAR GARDEN

Enclosed rear garden, mainly laid to shingle, with patio area to the immediate rear, garden shed included, single door to garage, and side access gate to front.

## Parking

The property benefits from a brick weave driveway to the front of the garage providing off-road parking, with further on road parking available on a first come, first served basis.

## Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26. The vendor has advised that they intend for the workbench in bedroom 3 & the wall mounted units in the lounge to be included as part of the transaction. 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.

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