



52 Grenville Way

Thetford, IP24 2JH

Nestled in a sought-after location, we are thrilled to present this delightful 3 Bedroom Detached Bungalow to the market. Thoughtfully designed with a kitchen/diner, cloakroom, bathroom, and a charming conservatory, this residence boasts a spacious lounge and three double bedrooms - offering a comfortable and versatile living space. Complete with a garage and driveway providing ample off-road parking, front & rear gardens, and being chain free, this property is a rare find. Call now to arrange a viewing and seize the opportunity to make this your new home!

Council Tax band: D / Tenure: Freehold

Hallway

14' 11" x 3' 11" (4.54m x 1.19m)

Doors serving all bedrooms, lounge, kitchen/diner, shower room, and separate toilet. Door to walk in airing cupboard housing the gas combination boiler and loft hatch, radiator, and carpet flooring.

Kitchen/Diner

19' 9" x 10' 4" (6.01m x 3.14m)

Fitted with a range of base and wall mounted units, roll edge worksurface with tiled splash backs, stainless steel single drainer sink unit with mixer taps, space for freestanding cooker with extractor hood over, plumbing and space for washing machine and upright fridge freezer, radiator, storage cupboard, window to rear and door leading to garden.





Lounge

19' 9" x 12' 4" (6.02m x 3.76m)

Window to rear, electric fireplace with surround, two radiators, carpet flooring, and French doors leading to the conservatory.

Conservatory

12' 3" x 8' 1" (3.73m x 2.46m)

Built on low level brick wall with windows to all sides, French doors leading to rear garden, and carpet flooring.

Bedroom 1

10' 4" x 14' 4" (3.15m x 4.37m)

Window to front, built in double wardrobes, further fitted wardrobes with overhead storage cupboards, radiator, and carpet flooring.

Bedroom 2

10' 4" x 14' 4" (3.15m x 4.36m)

Tilt and turn full height window to rear, built in double wardrobes, radiator, and carpet flooring.

Bedroom 3

10' 11" x 10' 4" (3.32m x 3.15m)

Window to front, built in double wardrobe, fitted overhead storage cupboards, radiator, and laminate flooring.



Shower Room

6' 6" x 6' 11" (1.97m x 2.11m)

Recently fitted suite offering double width shower cubical with rainfall shower head over, low level W/C with concealed cistern, vanity style wash basin with storage under, fully tiled walls and floor, heated towel rail, mirrored wall unit, extractor fan and window to side.



Separate WC

2' 11" x 6' 11" (0.90m x 2.12m)

Window to side, low level WC, wash hand basin with tiled splash backs, radiator, and carpet flooring.

Front Garden

Mainly laid to lawn with feature flower and shrub beds, decorative stone borders, and block paving leading to the front door and side gate leading to the rear garden.

Rear Garden

Secluded rear garden mainly laid to lawn with a ray of mature plants, shrubs, and fruit trees, two garden sheds with concrete bases, path to side of the property which leads to front garden and single door to garage.

Driveway

The property has a brick weave driveway providing off road parking and gives access to the single garage.

Garage

Electric roll up garage door to front with power and lights connected, fitted wall units, door to rear leading to further utility/storage room with wall and base units, space for dyer and door leading to garden.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,389.15 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.

