



Lawson's
ESTATE AGENTS

15 Trafalgar Way, Thetford
Guide Price £280,000 – £290,000

15 Trafalgar Way

Thetford, IP24 2ZA

Stunning 3-bedroom end of terrace house, perfectly located for those seeking a blend of convenience and tranquillity. This property boasts three double bedrooms, ideal for families or those in need of extra space. The modern kitchen is equipped with high-end appliances, while the downstairs cloakroom adds practicality to the living space. The family bathroom and en-suite offer luxurious amenities, perfect for relaxing after a long day. The property features a conservatory, providing a bright and airy space to enjoy all year round.

Council Tax band: C

Tenure: Freehold

Hallway

17' 5" x 4' 1" (5.32m x 1.24m)

Doors to W/C, lounge, and understairs storage cupboard, with radiator, tiled flooring, and stairs to first floor landing.

W/C

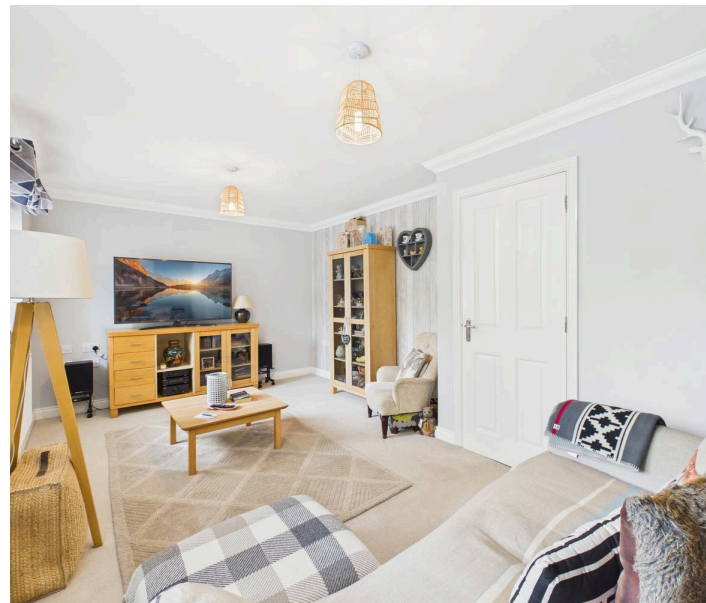
6' 4" x 3' 5" (1.93m x 1.04m)

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

Kitchen

9' 1" x 17' 0" (2.78m x 5.19m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric double oven and hob with cooker hood over, and washing machine, space for freestanding fridge / freezer, with upright radiator, wood effect vinyl flooring, and French doors to conservatory.





Conservatory

12' 6" x 10' 10" (3.82m x 3.30m)

Windows to all aspects, low level wall surround, with radiator, wood effect vinyl flooring, and French doors to rear garden.

First Floor Landing

10' 9" x 3' 10" (3.28m x 1.17m)

Doors to bedroom 1, lounge, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and stairs to second floor landing.

Bedroom 1

12' 10" x 9' 7" (3.92m x 2.93m)

French doors to front facing juliet balcony, built-in wardrobes / storage, with radiator, carpet flooring, and door to en-suite.

En-suite

6' 5" x 5' 11" (1.95m x 1.81m)

Partially frosted window to front, shower cubicle with mixer tap shower over, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and wood effect vinyl flooring.

Lounge

10' 9" x 17' 2" (3.28m x 5.23m)

Two windows to rear, with two radiators, and carpet flooring.

Second Floor Landing

3' 8" x 3' 5" (1.12m x 1.03m)

Doors to bedroom 2, bedroom 3, and family bathroom, with carpet flooring.

Bedroom 2

14' 2" x 13' 5" (4.31m x 4.10m)

Window to front, door to storage cupboard, with radiator, carpet flooring, and access to loft via ceiling hatch.



Bedroom 3

12' 4" x 10' 1" (3.77m x 3.07m)

Two velux windows to rear, with radiator, and carpet flooring.

Bathroom

8' 5" x 6' 8" (2.56m x 2.04m)

Velux window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, partial wall tiling, with radiator, and wood effect vinyl flooring.

Front Garden

Mainly laid to decorative shingle, with driveway leading to the single garage, and pathways leading to the front door and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with mature shrubs and trees, patio area, and forest views to the rear, with side access gate to the front of the property.

Garage

16' 8" x 9' 1" (5.07m x 2.76m)

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

Parking

The property benefits from a shingle driveway, to the front of the integral garage, providing off-road parking. Further on-street parking is available on a first come, first served basis.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	