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ESTATE AGENTS

**1 Rosecroft Way, Thetford**  
Guide Price £300,000 – £325,000



# 1 Rosecroft Way

Thetford, IP24 2XA

Nestled in a prime location close to town and local amenities, this 4-bedroom detached house boasts a spacious layout, featuring a dining room, a family bathroom, en-suite, and a convenient W/C. The kitchen provides an ideal space for culinary enthusiasts. Offering the perfect blend of comfort and style, this home is gas-heated and comes chain-free, ready for you to move in hassle-free!

Council Tax band: D Tenure: Freehold

## Hallway

11' 10" x 2' 11" (3.60m x 0.90m)

Doors to W/C, kitchen, and lounge, with radiator, Oak flooring, and stairs to first floor landing.

## w/c

4' 8" x 2' 8" (1.42m x 0.82m)

Frosted window to front, low level W/C, wash basin with individual taps over, with radiator, tiled flooring, and access to loft space via ceiling hatch.

## Kitchen

11' 4" x 9' 1" (3.46m x 2.77m)

Window to conservatory, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer, washing machine, and dishwasher, with radiator, tiled flooring, and doors to dining room and conservatory.

## Conservatory

7' 8" x 13' 9" (2.33m x 4.18m)

Windows to rear and both sides, with low level wall surround, tiled flooring, and door to rear garden.







### Dining Room

9' 7" x 8' 2" (2.93m x 2.50m)

Patio door to rear, with radiator, Oak flooring, single door to kitchen, and French doors to lounge.

### Lounge

14' 5" x 10' 3" (4.39m x 3.13m)

Window to front, feature gas fireplace with surround, with radiator, Oak flooring, French doors to dining room, and single door returning to the hallway.

### First Floor Landing

2' 11" x 12' 4" (0.88m x 3.75m)

Doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring.

### Bedroom 1

13' 2" x 10' 2" (4.02m x 3.09m)

Window to front, with radiator, Oak flooring, and door to en-suite.

### En-Suite

8' 8" x 4' 1" (2.64m x 1.25m)

Frosted window to front, shower cubicle with Aqualisa shower over, low level W/C, wash basin with mixer tap over, with heated towel rail, and tile effect flooring.

### Bedroom 2

11' 1" x 8' 4" (3.39m x 2.53m)

Window to rear, built-in wardrobe / storage, with radiator, wood effect flooring, and access to loft via ceiling hatch.

### Bedroom 3

8' 10" x 7' 11" (2.70m x 2.41m)

Window to front, built-in wardrobe / storage cupboard, with radiator, and wood effect flooring.

### Bedroom 4

8' 8" x 7' 10" (2.63m x 2.38m)

Window to rear, with radiator, and Oak flooring.

### Bathroom

5' 9" x 6' 7" (1.74m x 2.01m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, partial wall tiling, heated towel rail, and tile effect flooring.





## Garage

18' 1" x 7' 11" (5.52m x 2.42m)

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

## Front Garden

Mainly laid to lawn, with mature shrub boundary, and pathway leading to the front door and side access gate to the rear garden.

## Rear Garden

Mainly laid to lawn, with patio area to the immediate rear of the property, an array of mature shrubs, and side access gate to the front garden.

## Parking

The property benefits from a driveway to the front, providing off-road parking, and leading to the single garage.

## Agents Note

This property falls under a band D for the local council tax and costs approximately £2,278.05 per annum for 2024/25.

## 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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