



**Lawsons**  
ESTATE AGENTS

**6 Wheatacres, Thetford**

In Excess of **£250,000**

## 6 Wheatacres

Thetford, IP24 1AQ

Three-bedroom detached bungalow, ideally situated for those seeking both comfort and convenience with easy access to the A11 and A134, as well as being close to bus and train stations. The property features gas heating throughout, ensuring a warm home environment. The spacious lounge provides a welcoming area for relaxation or entertaining, while the kitchen / diner is perfect for preparing family meals. Additional highlights include a garage and driveway offering private parking. This is a rare opportunity to secure a detached bungalow in such a sought-after location, so call now to arrange your viewing and avoid disappointment.

Council Tax band: C

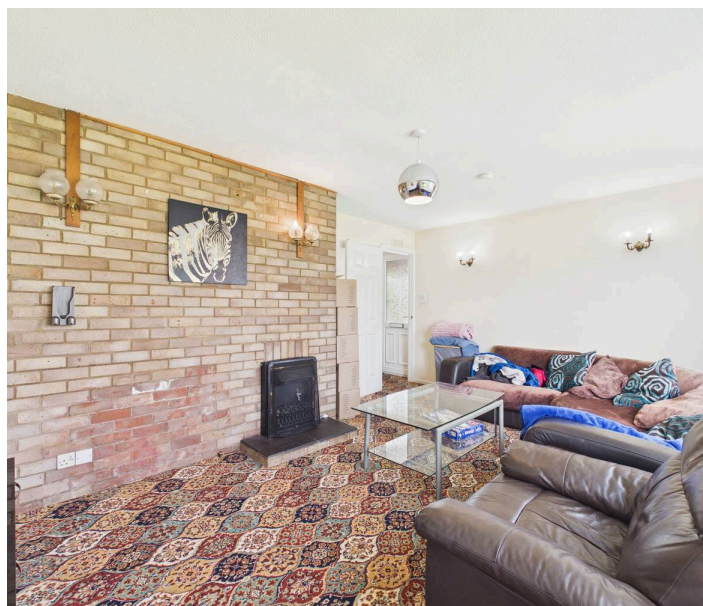
Tenure: Freehold

- THREE BEDROOMS
- DETACHED BUNGALOW
- GAS HEATING
- SPACIOUS LOUNGE
- GARAGE & DRIVEWAY
- FRONT & REAR GARDENS
- KITCHEN / DINER
- CLOSE TO BUS AND TRAIN STATION
- EASY ACCESS TO THE A11 & A134
- CALL NOW TO ARRANGE A VIEWING!

### Porch

3' 2" x 6' 2" (0.96m x 1.89m)

Windows to all aspects, with wood effect flooring, and door to hallway.





### Hallway

10' 5" x 3' 11" (3.18m x 1.19m)

Doors to kitchen, lounge, all bedrooms, family bathroom, and storage cupboard, with radiator, carpet flooring, and access to loft via ceiling hatch.

### Kitchen / Diner

11' 1" x 10' 0" (3.39m x 3.06m)

Window to front, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker, fridge / freezer, and washing machine, two built-in storage cupboards of which one houses the gas fired boiler, with tile effect vinyl flooring, and door to side.

### Lounge

16' 1" x 10' 5" (4.90m x 3.17m)

Window to front, feature electric fireplace with surround, with radiator, and carpet flooring.

### Bedroom 1

11' 4" x 11' 4" (3.46m x 3.46m)

Window to rear, with radiator, and carpet flooring.

### Bedroom 2

10' 2" x 11' 5" (3.10m x 3.48m)

Window to rear, with radiator, and carpet flooring.

### Bedroom 3

7' 3" x 10' 9" (2.20m x 3.27m)

Window to side, with radiator, and carpet flooring.

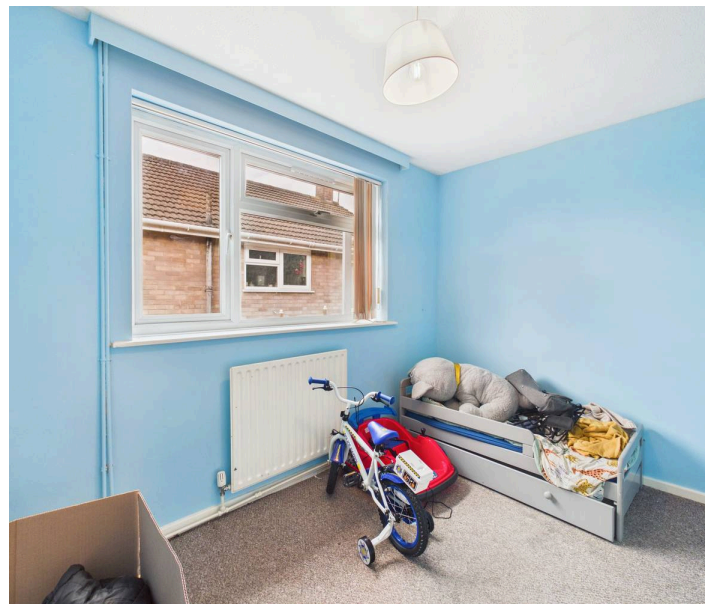
### Bathroom

8' 2" x 5' 8" (2.49m x 1.72m)

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

### Front Garden

Mainly laid to lawn, with brick weave driveway leading to the garage, and pathways leading to the front door and kitchen / diner.



### Rear Garden

Mainly laid to lawn, with mature shrubs, multiple trees, single door to garage, and pathways leading to the front of the property.

### Garage

8' 1" x 20' 4" (2.46m x 6.20m)

Barn style doors to front, window to side, mains power and lighting connected, with single door to the rear garden.

### Parking

The property also benefits from a brick weave driveway leading to the single garage providing off-road parking. Further on street parking is also available nearby on a first come, first served basis. For more information, please contact the office.

### Agents Note

This property falls under a band C for the local council tax and costs approximately £2,235.28 per annum for 2026/27. The property is currently let with a tenant in situ, who is expected to vacate May 2026. For further 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.

Lawsons Estate Agents

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