



Lawsons
ESTATE AGENTS

45 Admirals Way, Thetford
£225,000

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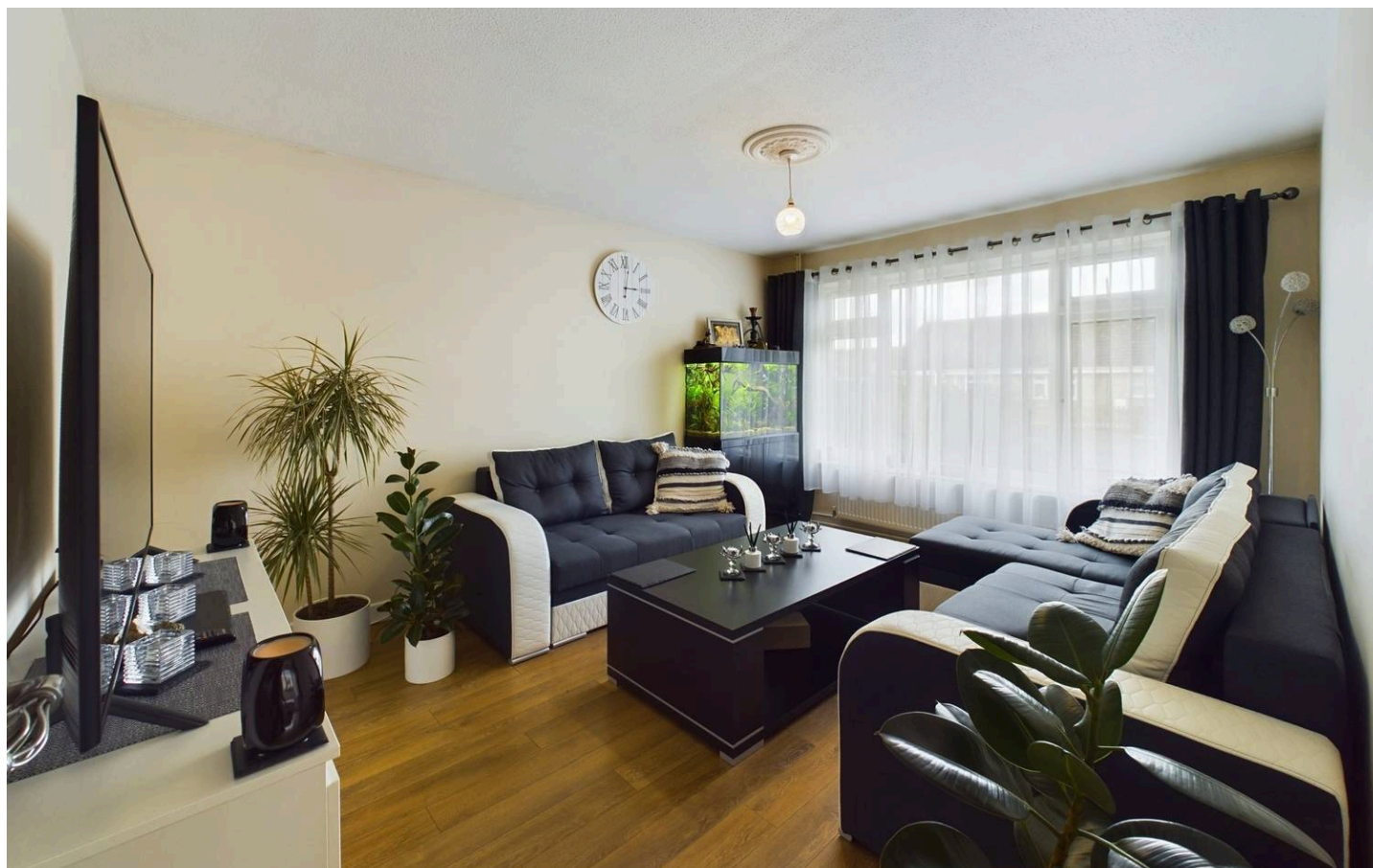
Thetford, IP24 2LL

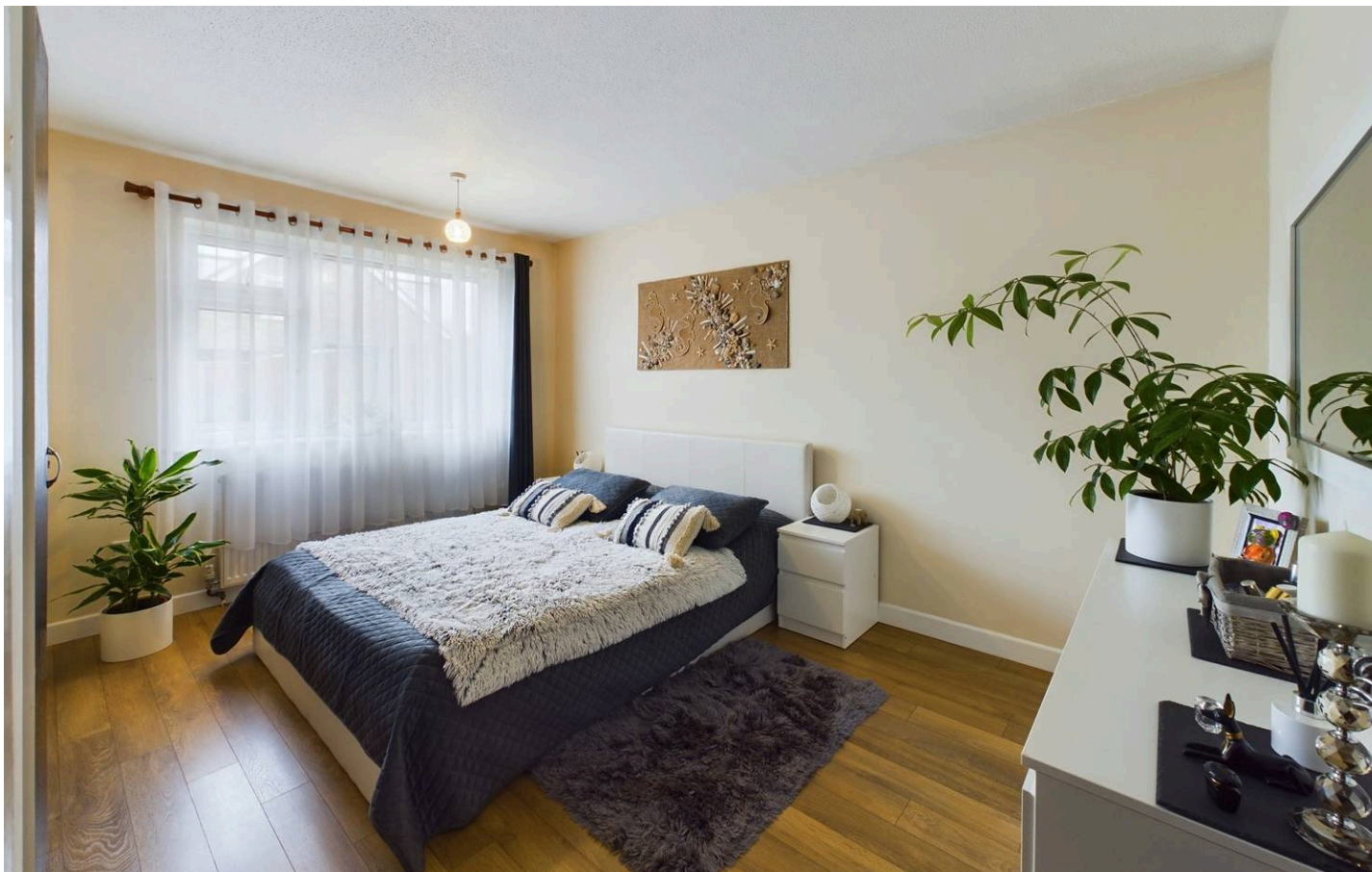
We are delighted to present this semi-detached bungalow, ideally situated for easy access to the A11 and just moments from the town centre and local amenities, making it a perfect choice for those seeking both convenience and comfort. This lovely home is offered chain free, providing a straightforward and appealing opportunity for buyers. Inside, the property boasts a spacious lounge / Diner, perfect for relaxing or entertaining, and a well-appointed family bathroom designed for modern living. The two bedrooms are generous in size, offering ample space for family or guests. Additional benefits include a practical garage and driveway, ensuring secure parking and extra storage options. With an EPC rating of C, this home combines energy efficiency with every-day functionality. Properties in this desirable location, especially with such attractive features, are rarely available for long, so we strongly encourage you to call now to arrange a viewing and secure your next home.

Council Tax band: B

Tenure: Freehold

- EASY ACCESS TO THE A11
- GARAGE & DRIVEWAY
- CLOSE TO THE TOWN AND AMENITIES
- FAMILY BATHROOM
- CHAIN FREE
- SEMI DETACHED BUNGALOW
- TWO BEDROOMS





Hallway

3' 0" x 9' 4" (0.92m x 2.84m)

Doors to kitchen, lounge / diner, both bedrooms, and family bathroom, with wood effect flooring, access to loft via ceiling hatch, and additional door to storage cupboard.

Kitchen

9' 9" x 9' 3" (2.98m x 2.81m)

Window to front, matching wall and base units with worktop over, inset 1 ½ bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer, washing machine, tumble dryer, and dishwasher, with radiator, and door to storage cupboard.

Lounge / Diner

13' 10" x 10' 8" (4.21m x 3.26m)

Window to front, radiator, and wood effect flooring.

Bedroom 1

13' 7" x 9' 1" (4.15m x 2.78m)

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

Bedroom 2

7' 9" x 8' 4" (2.35m x 2.55m)

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

Bathroom

6' 6" x 5' 6" (1.99m x 1.68m)

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

Front Garden

Mainly laid to lawn with large driveway leading to the main entrance, open to the rear garden, and leads to the single garage.



Rear Garden

The rear garden is mainly laid to lawn, and an array of mature shrubs.

Driveway

The property benefits from a large driveway to the front providing ample off-road parking for several vehicles and leads to the single garage.

Garage

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

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,955.87 per annum for 2026/27. The photographs used are for marketing purposes only and were taken in February 2024. Since these images were captured, the vendor has advised that the side fence and gate have been removed, along with the four trees (two positioned on either side of the fence) separating the rear garden and driveway. For further information, please contact our 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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