



Lawsons
ESTATE AGENTS

12 Buckenham Way, Thetford
In Excess of **£270,000**

12 Buckenham Way

Thetford, IP24 1ES

We are delighted to present this beautiful three-bedroom semi-detached house, ideally situated close to local schools and the leisure centre, making it perfect for families and professionals alike. The property boasts an extended living area that offers a wonderful sense of space and flexibility, complemented by a kitchen equipped with ample workspace, and a stylish family bathroom. The principal bedroom features its own en-suite for added privacy and convenience, while a ground floor W/C enhances practicality for busy households. Outside, the home enjoys an attractive and enclosed rear garden, ideal for relaxing with friends and family. Additional benefits include a private garage and off-road parking, as well as easy access to the A11 for commuters. This is a fantastic opportunity to secure a well-presented home in a sought-after location - call now to arrange your viewing and avoid missing out.

Council Tax band: C Tenure: Freehold

- THREE BEDROOMS PLUS A STUDY
- SEMI-DETACHED HOUSE
- CLOSE TO SCHOOLS & LEISURE CENTRE
- GARAGE AND PARKING
- EN-SUITE TO PRINCIPAL BEDROOM
- FAMILY BATHROOM & GROUND FLOOR W/C
- SITUATED IN A QUIET CORNER PLOT, OVERLOOKING GREEN SPACE TO THE FRONT OF THE PROPERTY
- EASY ACCESS TO THE A11
- EXTENDED LIVING AREA
- CALL NOW TO ARRANGE A VIEWING!

Hallway

16' 6" x 3' 1" (5.03m x 0.95m)

Doors to kitchen, W/C, and understairs storage cupboard, with opening to lounge, stairs to first floor landing, radiator, and wood effect flooring.





Kitchen

11' 1" x 8' 2" (3.39m x 2.49m)

Window to front, matching wall and base units with Quartz worktop over, inset 1.5 bowl sink unit with mixer tap over, wall mounted and cupboard enclosed gas fired boiler, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer and washing machine, with tiled flooring.

Lounge

14' 7" x 14' 10" (4.45m x 4.53m)

Frosted window to dining room, with radiator, wood effect flooring, and opening to dining room.

Dining Room

7' 3" x 12' 6" (2.20m x 3.81m)

Windows to rear, with wood effect flooring, and French doors to the rear garden.

W/C

6' 8" x 2' 11" (2.02m x 0.89m)

Frosted window to front, low level W/C, wash basin with individual taps over, with radiator, and wood effect flooring.

First Floor Landing

9' 11" x 2' 11" (3.03m x 0.90m)

Doors to bedroom 2, bedroom 3, family bathroom, and study, with radiator, carpet flooring, and stairs to second floor landing.



Bedroom 2

10' 3" x 15' 1" (3.12m x 4.60m)

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

Bedroom 3

10' 2" x 8' 4" (3.09m x 2.53m)

Window to front, with radiator, and carpet flooring.

Study

6' 8" x 6' 5" (2.02m x 1.96m)

Window to front, with radiator, and wood effect flooring.

Family Bathroom

5' 6" x 8' 3" (1.68m x 2.52m)

Bath unit with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and vinyl flooring.

Second Floor Landing

6' 5" x 4' 2" (1.96m x 1.28m)

Doors to bedroom 1, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

16' 2" x 11' 4" (4.94m x 3.46m)

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

En-suite

6' 5" x 11' 4" (1.96m x 3.45m)

Velux window to rear, large shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and vinyl flooring.

Front Garden

With decorative shingle, mature shrubs, single tree, and pathway leading to the front door.

Rear Garden

Enclosed and tiered rear garden, mainly laid to paving slabs, with shingle border, single door to garage, and side access gate returning to the front of the property.

Garage

8' 6" x 17' 8" (2.58m x 5.38m)

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

Parking

The property also benefits from a driveway leading to the single garage, providing further off-street parking. Further on-street parking is 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.



Approximate total area¹⁾

1266 ft ²
117.7 m ²

Reduced headroom

19 ft ²
1.7 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
OIRAFFE360

Anti-Money Laundering Regulations
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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
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

