



Lawsons
ESTATE AGENTS

2b Ethel Colman Way, Thetford
In Excess of £239,500

2b Ethel Colman Way

Thetford, IP24 1TR

Two-bedroom detached bungalow with easy access to the A11, ideal for commuters seeking a well-connected yet peaceful location. The property offers a spacious lounge, a well-proportioned kitchen/diner perfect for everyday living, two comfortable bedrooms, and a practical family bathroom. Outside, there are well-balanced front and rear gardens, with a private rear patio, two sheds, and a modest greenhouse. Further benefits include gas central heating, a garage, and driveway parking. Offered with no onward chain, this is a great opportunity for a straightforward move. Call now to arrange your viewing.

Council Tax band: C

Tenure: Freehold

- LARGER THAN AVERAGE
- DETACHED BUNGALOW
- GAS HEATING
- EASY ACCESS TO THE A11
- GARAGE & DRIVEWAY
- NO ONWARDS CHAIN

Hallway

14' 4" x 5' 8" (4.36m x 1.72m)

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





Kitchen / Diner

11' 9" x 14' 10" (3.57m x 4.52m)

Two windows to rear, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated dishwasher, space for freestanding cooker with cooker hood over, fridge / freezer, and washing machine, with radiator, part carpet and part tiled flooring, with door to rear garden.

Lounge

12' 5" x 17' 2" (3.79m x 5.24m)

Feature bay window to front, further window to side, feature electric fireplace with surround, with radiator, and carpet flooring.

Bedroom 1

9' 11" x 10' 0" (3.03m x 3.04m)

Window looking out to front garden, built-in wardrobes, with radiator, and carpet flooring.

Bedroom 2

12' 6" x 9' 11" (3.82m x 3.01m)

Window with nice view of rear garden, built-in wardrobes and dressing table, with radiator, and carpet flooring.

Family Bathroom

9' 6" x 6' 11" (2.90m x 2.10m)

Frosted window to side, bath with mixer tap and shower attachment over, separate shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over and vanity storage beneath, with full wall tiling, radiator, and vinyl flooring.

Front Garden

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



Rear Garden

Enclosed rear garden, mainly laid to lawn and decorative shingle, with mature hedge borders, patio area to the immediate rear of the property, and side access gate to the front.

Garage

22' 5" x 8' 1" (6.82m x 2.47m)

The large garage provides for useful storage, a hobby craft space, or potential conversion (subject to permission) with electric roller door to the front, mains power and lighting connected, wall mounted gas fired boiler, with window and single door to the rear.

Driveway

The property benefits from a driveway to the front of the garage providing off-road parking.

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.



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.

Lawson's Estate Agents

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