



**Lawsons**  
ESTATE AGENTS

12 Orchard Way, Thetford  
In Excess of £340,000



# 12 Orchard Way

Thetford, IP24 2JF

We are thrilled to present this 3-bedroom bungalow to the market. Situated within walking distance of the town and its amenities, this detached property offers a fusion of comfort and convenience. Boasting a modern kitchen/diner, perfect for family gatherings, along with a family bathroom for added comfort. The property features a fantastic dressing room/study, ideal for those seeking a designated space to work or unwind. The garage and driveway provide ample parking options, making it a practical choice for homeowners. Additionally, the gas heating ensures a warm and cosy environment throughout the seasons. Being chain free, this residence is ready to welcome its new owners without delay. With its unique blend of functionality and style, this bungalow is a must-see for those seeking a comfortable and well-appointed home. Contact us now to arrange a viewing and secure this property for yourself!

Council Tax band: D / Tenure: Freehold

## Hallway

4' 11" x 16' 10" (1.50m x 5.13m)

Doors to living room, all bedrooms and bathroom, built-in storage cupboards, loft hatch modern tall radiator and engineered oak flooring.

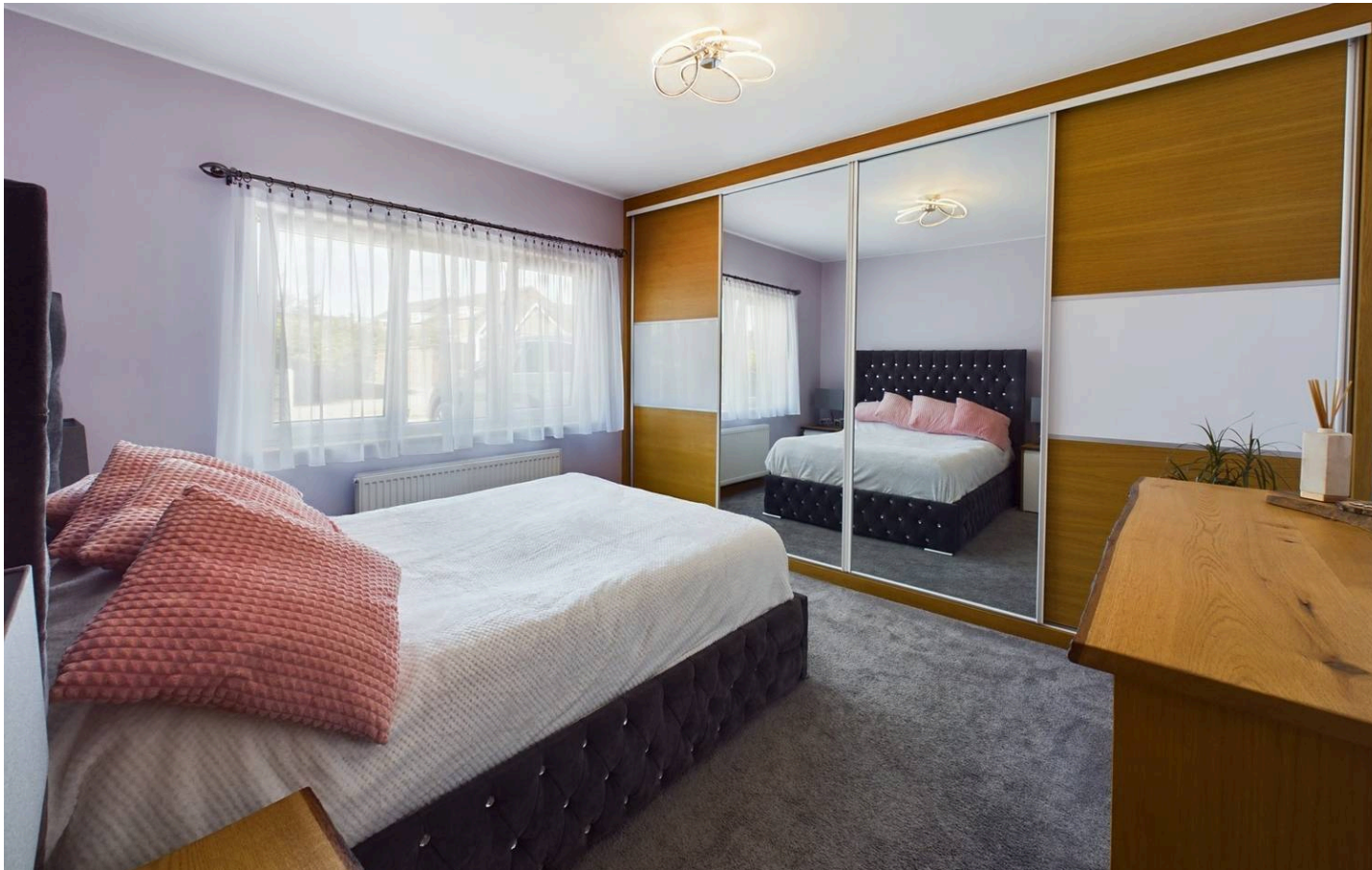
## Living Room

12' 0" x 13' 6" (3.66m x 4.12m)

Bay window to front, beautiful media wall with space for TV, built-in storage, and electric fire surround, two radiators, carpet flooring, drop down coving with mood lighting, and door to kitchen/diner.







### **Kitchen / Diner**

8' 0" x 22' 11" (2.45m x 6.98m)

Windows to front, side and rear, fitted white gloss kitchen with matching wall and base units, worktop over, inset 1½ bowl sink unit with mixer tap over, coloured splashbacks and engineered oak flooring, built-in single tower oven, microwave, four ring gas hob with modern glass cooker hood over, further built-in fridge and freezer, and space for washing machine, wall mounted gas combination boiler located within wall cupboard, water softener located under the sink, dining area has modern tall radiator, and engineered oak flooring with door leading to the rear garden.

### **Bedroom 1**

10' 1" x 11' 11" (3.08m x 3.63m)

Window to front, radiator, carpet flooring, and large built-in wardrobes with sliding doors.

### **Bedroom 2**

12' 0" x 10' 9" (3.66m x 3.28m)

Window to rear, radiator, carpet flooring, built-in wardrobes, and opening to dressing room/study.

### **Dressing Room / Study**

8' 4" x 4' 11" (2.55m x 1.51m)

Window to rear, radiator, carpet flooring, and built-in wardrobes/storage cupboards.



### **Bedroom 3**

10' 5" x 8' 8" (3.17m x 2.63m)

Window to rear, radiator, carpet flooring, and built-in wardrobes.

### **Bathroom**

6' 5" x 5' 9" (1.95m x 1.74m)

Frosted window to rear, bath with mixer tap and shower attachment over, glass shower screen, low level WC, vanity style wash basin with storage under, further wall units, fully tiled walls and flooring, heated towel rail, underfloor heating and extractor fan.



Front Garden

Mainly laid to decorative stone to maximise the off-road parking with lawn area to the side and pathways leading to the front door and rear garden.

Rear Garden

Mainly laid to lawn with a large sandstone patio area to the immediate rear, palm tree, rose bush, and pathways leading to the front garden and side garden.

Garden

Mainly laid to lawn with pathway leading to the driveway.

Driveway

The property offers ample off-road parking with large gravel driveway to the front and leads to the single garage.

Garage

Up and over door to front with power and lights connected.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,389.15 per annum for 2025/26.

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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