



**Lawsons**  
ESTATE AGENTS

**7 Square Rigger Way, Thetford**  
In Excess of **£325,000**

# 7 Square Rigger Way

Thetford, IP24 2GP

Impressive four-bedroom semi-detached house, perfectly positioned for easy access to the A11 and ideal for families seeking both space and convenience. This beautifully maintained home boasts a modern kitchen / diner complete with integrated appliances, making it an excellent space for entertaining or family meals. The property features two en-suites, a stylish family bathroom, and an additional ground floor cloakroom, ensuring comfort and practicality throughout. With gas central heating and a thoughtfully designed layout, this home truly stands out for its versatility. There is also a garage and driveway, further enhancing the appeal of this fantastic home. With so much to offer, this property is sure to attract plenty of interest.

Council Tax band: D

Tenure: Freehold

## Hallway

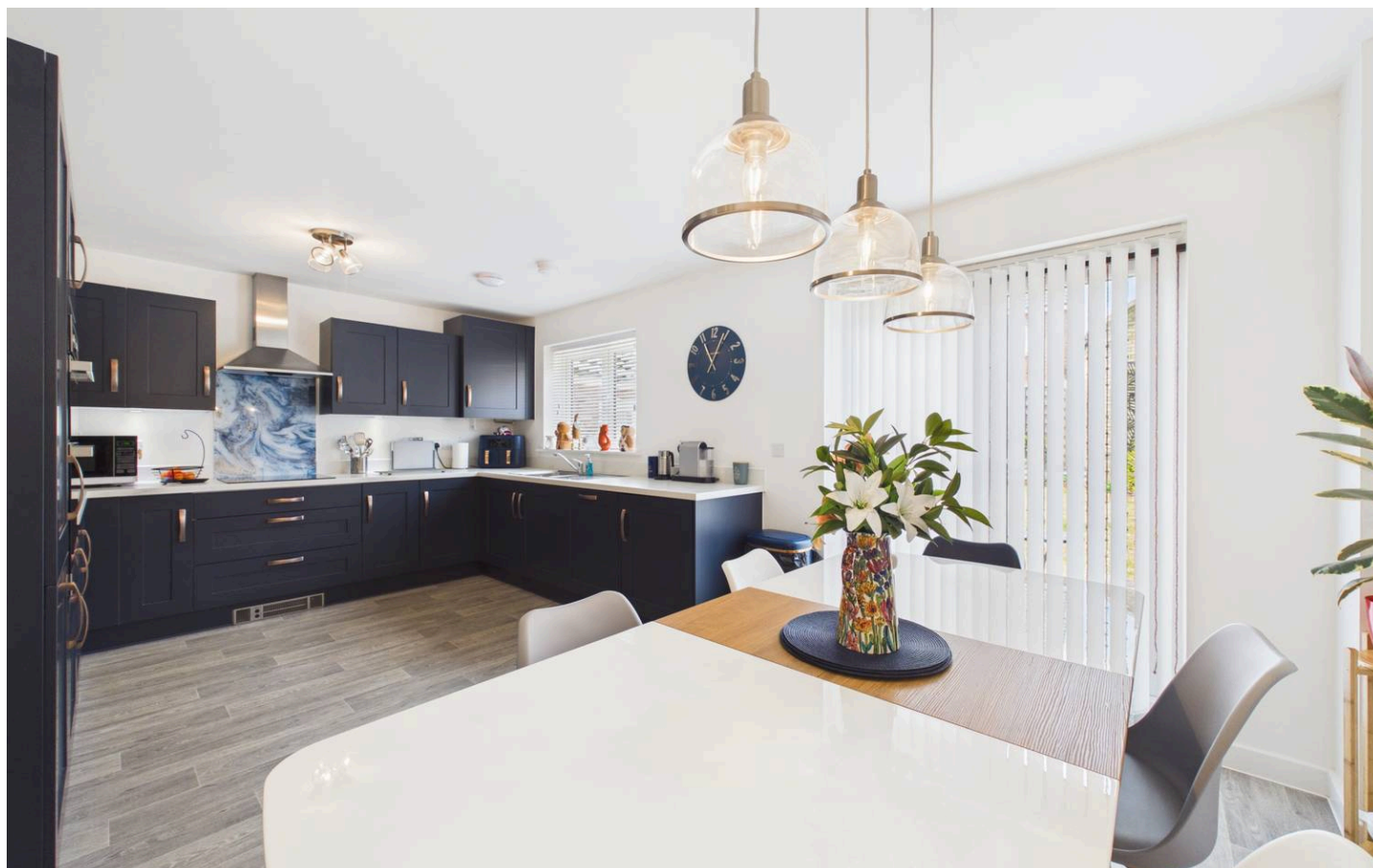
13' 4" x 4' 0" (4.07m x 1.22m)

Doors to kitchen / diner, lounge, and W/C, with radiator, wood effect vinyl flooring, and stairs to first floor landing.

## Kitchen / Diner

11' 5" x 18' 8" (3.47m x 5.69m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, fridge / freezer, dishwasher, and washing machine, with radiator, wood effect vinyl flooring, door to understairs storage cupboard, and further French doors to the rear garden.





### Lounge

15' 9" x 11' 1" (4.80m x 3.37m)

Window to front, with radiator, and carpet flooring.

### W/C

6' 4" x 3' 3" (1.93m x 0.98m)

Low level W/C, wash basin with mixer tap over, with radiator, and tile effect vinyl flooring.

### First Floor Landing

9' 9" x 3' 10" (2.98m x 1.18m)

Doors to bedroom 2, bedroom 3, bedroom 4, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring, and stairs to second floor landing.

### Bedroom 2

10' 6" x 10' 2" (3.20m x 3.10m)

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

### En-suite

6' 6" x 7' 9" (1.99m x 2.35m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with heated towel rail, tile effect vinyl flooring, and spotlighting.

### Bedroom 3

9' 9" x 11' 3" (2.97m x 3.43m)

Window to front, with radiator, and carpet flooring.

### Bedroom 4

10' 7" x 8' 4" (3.23m x 2.54m)

Window to rear, with radiator, and carpet flooring.

### Family Bathroom

6' 4" x 7' 2" (1.93m x 2.19m)

Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, tile effect vinyl flooring, and spotlighting.



## Second Floor Landing

3' 1" x 3' 8" (0.95m x 1.12m)

Door to bedroom 1, with radiator, and carpet flooring.

## Bedroom 1

13' 5" x 14' 10" (4.10m x 4.53m)

Window to front, with radiator, carpet flooring, doors to walk-in wardrobe and en-suite, with access to loft via ceiling hatch.

## En-suite

6' 6" x 11' 4" (1.98m x 3.46m)

Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with heated towel rail, tile effect vinyl flooring, and spotlighting.

## Front Garden

Mainly laid to lawn, with mature shrubs, and pathway leading to the front door.

## Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, flower bed border, single door to garage, and side access gate to the front of the property.

## Garage

The property benefits from a single garage, with up and over door to front, mains power and lighting connected, and single door to the rear garden.

## Parking

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

## Agents Note

This property falls under a band D for the local council tax and costs approximately £2,370.81 per annum for 2026/27. This property is subject to an annual service charge of approximately £295.34 Per Annum. For more 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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	