



# 10 St. Giles Lane

Thetford, IP24 2AE

One bedroom detached bungalow, ideally positioned close to the town centre and local amenities, offering a fantastic opportunity for those seeking convenient, single-storey living. This property boasts underfloor heating throughout, ensuring comfort in every season, and a shower room designed for ease of use. The kitchen features ample storage, making it both practical and inviting, while the living area offers a welcoming atmosphere for relaxation. The bedroom is generously sized, providing a peaceful retreat. Situated within walking distance of both the bus and train stations, this home is perfect for commuters or anyone who values easy access to public transport, and it is also ideally placed for swift connections to the A11 and A134. Offered chain free, making it an excellent choice for first-time buyers, downsizers, or investors.

Council Tax band: A

Tenure: Freehold

- ONE BEDROOM
- DETACHED BUNGALOW
- CLOSE TO TOWN & AMENITIES
- WITHIN WALKING DISTANCE OF BUS & TRAIN STATION
- SHOWER ROOM
- ENCLOSED GARDEN
- CHAIN FREE
- UNDERFLOOR HEATING
- EASY ACCESS TO THE A11 & A134
- CALL NOW TO ARRANGE A VIEWING!





### **Lounge / Diner**

9' 2" x 10' 3" (2.79m x 3.13m)

Window to side, further Velux windows to rear, vaulted ceiling, oak beam, with tiled flooring, underfloor heating, and opening to kitchen.

### **Kitchen**

6' 10" x 9' 10" (2.08m x 2.99m)

Window to front, further Velux windows to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer, and washing machine, with vaulted ceiling, tiled flooring, underfloor heating, and opening to lobby.

### **Lobby**

6' 2" x 4' 2" (1.89m x 1.26m)

Window to front, with tiled flooring, underfloor heating, and doors to bedroom, shower room, and garden.

### **Bedroom**

8' 11" x 9' 6" (2.72m x 2.90m)

Window to front, with vaulted ceiling, oak beam, tiled flooring, and underfloor heating.

### **Shower Room**

6' 2" x 5' 2" (1.87m x 1.58m)

Velux windows to rear, shower cubicle with electric shower, low level W/C, wash basin with mixer tap and tiled splashback over, with tiled flooring.



## FRONT GARDEN

Mainly laid to decorative shingle, with raised flower bed border, gate to the enclosed garden, and door to the lounge / diner.

## GARDEN

Enclosed garden, mainly laid to decorative shingle, with gate to front, and door to lobby.

## Parking

On-street parking is available within a close proximity to the property, with public car parks available nearby on a first come, first served basis. For more information, please contact the office.

## Agents Note

This property falls under a band A for the local council tax and costs approximately £1,676.46 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.

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