



Lawsons
ESTATE AGENTS

1 Fisher Way, Thetford
£290,000

1 Fisher Way

Thetford, IP24 2LD

Three bedroom detached house, perfectly situated within a popular and sought-after area. This inviting home offers a spacious lounge that is ideal for relaxing or entertaining, complemented by a separate dining room for family meals or special occasions. The modern shower room and convenient downstairs W/C add a touch of practicality, while the property benefits from efficient gas heating throughout. The three bedrooms provide comfortable accommodation for families and professionals alike. Additional features include a garage and private driveway, ensuring ample parking and storage solutions. With its well-planned layout, this property is ready for you to move straight in. Opportunities like this are rare, so call now to arrange your viewing and secure your place in this fantastic community.

Council Tax band: C

Tenure: Freehold

Porch

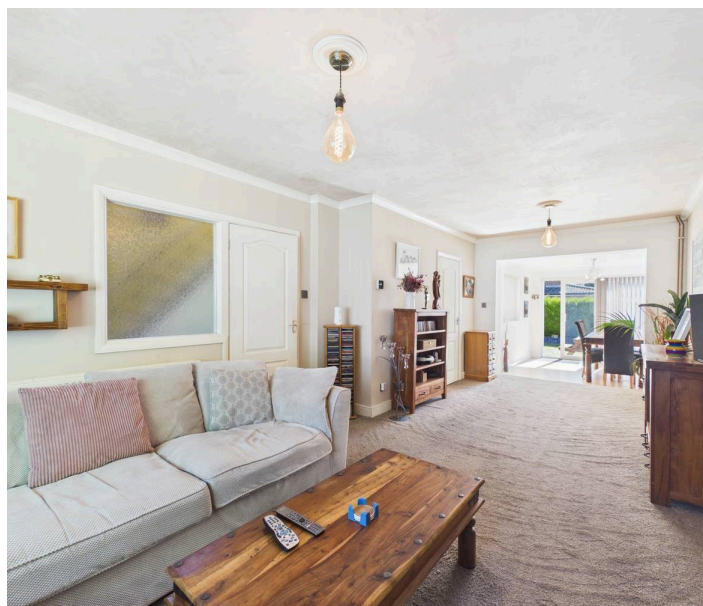
3' 2" x 4' 4" (0.97m x 1.31m)

Frosted windows to front and side, with tiled flooring, and door to hallway.

Hallway

13' 0" x 2' 10" (3.96m x 0.87m)

Frosted window to side and lounge, doors to kitchen, lounge, W/C, and understairs storage cupboard, with radiator, wood effect flooring, and stairs to first floor landing.





Kitchen

10' 11" x 8' 1" (3.32m x 2.46m)

Window to rear, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, wall mounted gas fired combination boiler, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer, and washing machine, with wood effect flooring, and door to lounge.

Lounge

24' 4" x 9' 3" (7.41m x 2.82m)

Window to front, with radiator, carpet flooring, opening to dining area, and door returning to hallway.

Dining Room

10' 8" x 8' 8" (3.24m x 2.65m)

Windows to both sides, with radiator, wood effect flooring, and patio door to rear garden.

W/C

5' 9" x 2' 3" (1.75m x 0.68m)

Frosted window to side, low level W/C, with radiator, and wood effect flooring.

First Floor Landing

7' 2" x 3' 6" (2.19m x 1.06m)

Frosted window to side, doors to all bedrooms and family shower room, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

12' 9" x 10' 2" (3.89m x 3.10m)

Window to front, with radiator, and carpet flooring.

Bedroom 2

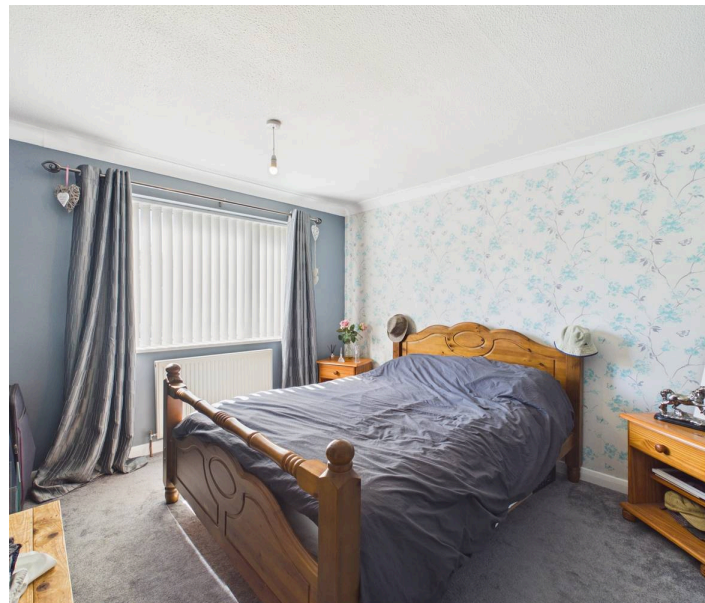
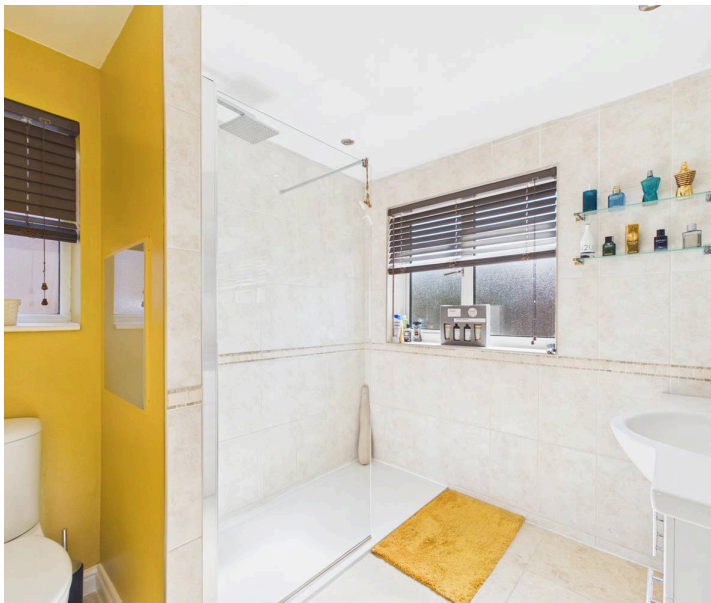
11' 3" x 10' 3" (3.42m x 3.12m)

Window to rear, with radiator, and carpet flooring.

Bedroom 3

9' 2" x 7' 6" (2.80m x 2.28m)

Window to front, with radiator, and carpet flooring.



Shower Room

8' 4" x 7' 4" (2.53m x 2.24m)

Frosted window to rear, walk-in shower cubicle with mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, tiled flooring, and spotlighting.

Garage

18' 7" x 9' 5" (5.67m x 2.86m)

Up and over door to front, with mains power and lighting connected, and opening to hallway leading to the rear garden.

Shed

17' 2" x 7' 1" (5.23m x 2.16m)

Timber built shed, with French doors to front, and mains power and lighting connected.

Front Garden

Mainly laid to lawn, with low level brick wall to front, mature shrubs, and pathway leading to the front door and side access gate to the rear.

Rear Garden

Mainly laid to lawn, with patio area to the immediate rear of the property, decorative shingle area, with hedging to the rear, and opening to driveway and garage.

Garage

Up and over door to front, with mains power and lighting connected, and opening to hallway leading to the rear garden.

Driveway

The property benefits from a driveway leading to the single garage providing off-street 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	