



Lawsons
ESTATE AGENTS

1 Stuart Drive, Thetford
£400,000

1 Stuart Drive

Thetford, IP24 3GA

We are delighted to present this impressive five-bedroom detached house, perfectly positioned for easy access to the A11 and offering a superb blend of space, style, and comfort. The property has been thoughtfully designed to cater to modern family living, featuring a generous kitchen / diner complete with ample workspace, ideal for both every-day meals and entertaining guests. The spacious lounge provides a welcoming retreat, while the family bathroom and additional shower room ensure convenience for busy households.

Council Tax band: D / Tenure: Freehold

Entrance Hallway

16' 6" x 4' 8" (5.02m x 1.42m)

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

Kitchen / Diner

20' 6" x 10' 11" (6.25m x 3.33m)

Windows to front and side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven, gas hob with cooker hood over, and fridge / freezer, space for dishwasher, with radiator, wood effect flooring, spotlighting, and door to side.

Lounge

11' 9" x 19' 5" (3.57m x 5.93m)

Windows to the rear garden, media wall with feature electric fire and shelving, with two radiators, wood effect flooring, and French doors to the rear garden.





W/C

6' 1" x 3' 3" (1.86m x 1.00m)

Low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and wood effect flooring.

First Floor Landing

10' 2" x 4' 0" (3.10m x 1.23m)

Window to side, doors to bedroom 1, bedroom 4, bedroom 5, family bathroom, and airing cupboard, with stairs to second floor landing.

Bedroom 1

15' 2" x 11' 1" (4.63m x 3.37m)

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

En-Suite

5' 10" x 6' 4" (1.78m x 1.93m)

Frosted window to side, shower cubicle with mixer tap shower over, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and wood effect flooring.

Bedroom 4

10' 4" x 12' 0" (3.16m x 3.67m)

Window to front, built-in wardrobe, with radiator, and carpet flooring.

Bedroom 5

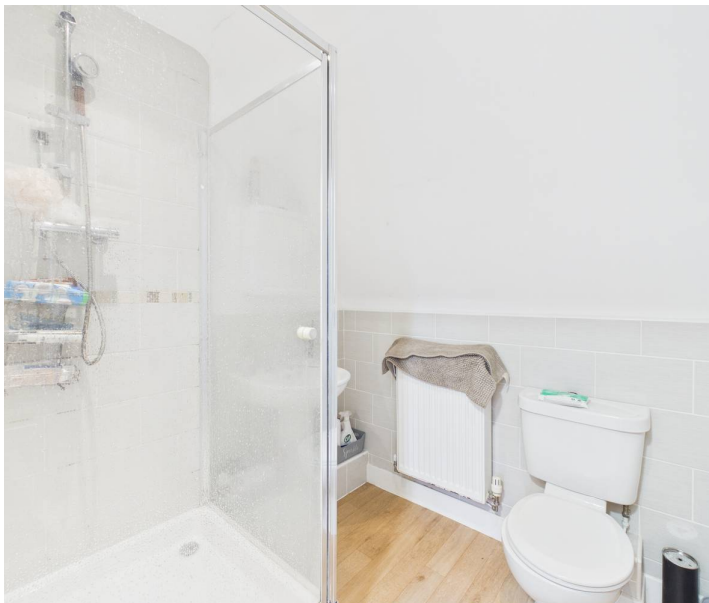
11' 10" x 8' 0" (3.61m x 2.45m)

Window to rear, with radiator, and carpet flooring.

Bathroom

5' 11" x 6' 11" (1.80m x 2.12m)

Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and tiled flooring



Second Floor Landing

3' 4" x 5' 10" (1.02m x 1.77m)

Window to side, doors to bedroom 2, bedroom 3, and shower room, with carpet flooring.

Bedroom 2

12' 11" x 13' 0" (3.94m x 3.96m)

Window to front, with radiator, and wood effect flooring.

Bedroom 3

12' 0" x 13' 0" (3.65m x 3.97m)

Window to rear, with radiator, carpet flooring, and access to loft via ceiling hatch.

Shower Room

6' 7" x 6' 0" (2.01m x 1.84m)

Shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, wood effect flooring, and spotlighting.

Front Garden

Storm porch to the front door, with driveway leading to the garage, and single door to kitchen / diner.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, and single to garage.

Garage

18' 1" x 11' 4" (5.52m x 3.46m)

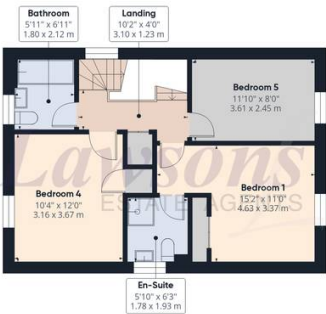
Electric up and over door to front, space and plumbing for washing machine and tumble dryer, with mains power and lighting connected, and single door to the rear garden.

Driveway

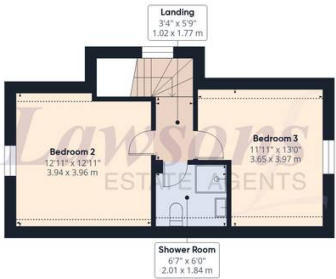
The property also benefits from a driveway to the front, providing off-street parking.



Ground Floor



Floor 1



Floor 2

Approximate total area ⁽¹⁾
1638 ft ²
152.1 m ²
Reduced headroom
40 ft ²
3.7 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
OIRAFFE 360

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.

Lawsons Estate Agents
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

