

Lawsons
ESTATE AGENTS

7 Abbey Mews, Thetford

£250,000

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Thetford, IP24 1FA

Three bedroom semi-detached house, ideally located close to the town centre and local amenities, with excellent access to the A11 and A134 for effortless commuting. This inviting home has been thoughtfully designed for modern living, featuring a spacious lounge perfect for relaxing or entertaining, and a contemporary kitchen / diner equipped to meet the needs of family life. The principal bedroom benefits from its own en-suite, offering a touch of luxury and privacy, while the additional family bathroom and convenient ground floor W/C ensure comfort for all residents and guests. With efficient gas heating throughout, this property combines style with practicality. The driveway provides valuable off-road parking, adding to the appeal of this superb home.

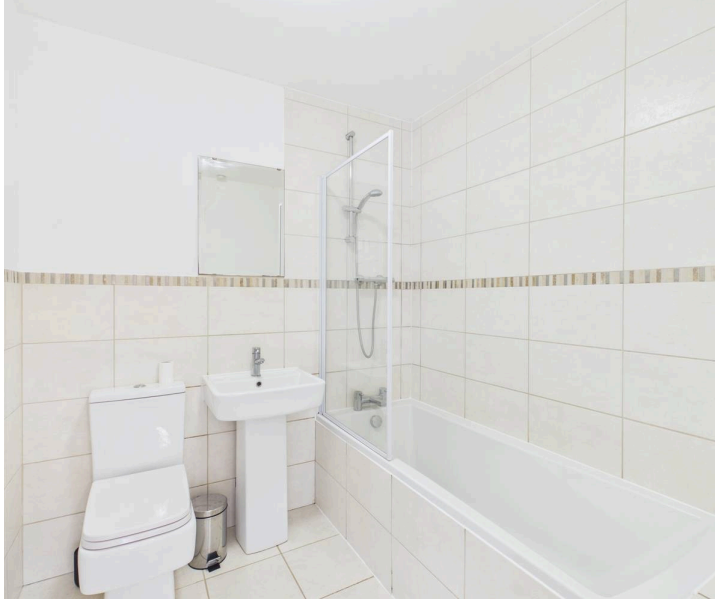
Council Tax band: C

Tenure: Freehold

- EN-SUITE TO PRINCIPAL BEDROOM
- GAS HEATING
- SPACIOUS LOUNGE
- ENCLOSED REAR GARDEN
- DRIVEWAY
- FAMILY BATHROOM & GROUND FLOOR W/C
- CLOSE TO TOWN & AMENITIES
- KITCHEN / DINER
- EASY ACCESS TO THE A11 & A134
- CALL NOW TO ARRANGE A VIEWING!













Entrance Hallway
5' 8" x 6' 5" (1.72m x 1.96m)
Frosted window to front, door to lounge, with radiator, tiled flooring, and stairs to first floor landing.

Lounge
17' 4" x 14' 10" (5.28m x 4.53m)
Window to front, with two radiators, wood effect flooring, and opening to kitchen / diner.

Kitchen / Diner
9' 11" x 18' 4" (3.02m x 5.58m)
Window to rear, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer, washing machine, and dishwasher, with radiator, tiled flooring, spotlighting, French doors to the rear garden, and single doors to W/C and side.

W/C
5' 0" x 3' 1" (1.53m x 0.95m)
Low level W/C, wash basin with mixer tap over, with radiator, and tiled flooring.

First Floor Landing
8' 3" x 10' 6" (2.52m x 3.19m)
Doors to all bedrooms, family bathroom, and storage cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
10' 5" x 11' 1" (3.18m x 3.37m)
Window to rear, with radiator, carpet flooring, and door to en-suite.

En-suite
6' 0" x 7' 0" (1.83m x 2.13m)
Window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap, with partial wall tiling, radiator, tiled flooring, and spotlighting.

Bedroom 2
10' 0" x 9' 3" (3.05m x 2.82m)
Window to rear, with radiator, and carpet flooring.

Bedroom 3
9' 0" x 8' 9" (2.74m x 2.67m)
Window to rear, door to storage cupboard, with radiator, and carpet flooring.

Family Bathroom
6' 8" x 6' 8" (2.03m x 2.02m)
Bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, and tiled flooring.

Front Garden

Mainly laid to decorative shingle, with brick weave pathway leading to the front door, brick weave driveway leading to the single door to the kitchen / diner, and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to patio, with raised flower beds, and side access gate to front.

Parking

The property benefits from a brick weave driveway, providing off-street parking. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

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
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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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