



**Lawsons**  
ESTATE AGENTS

**29 Abbeygate, Thetford**  
Guide Price £325,000 – £350,000

## 29 Abbeygate

Thetford, IP24 1AX

Situated in the highly desirable **Abbeygate, Thetford**, this **refurbished four-bedroom detached home** offers spacious and versatile accommodation in a particularly attractive setting. The current owners have improved the property to create a bright, fresh and inviting home, with tasteful presentation throughout. On the ground floor, the layout is well suited to modern family life, with a generous **kitchen/dining room** featuring an island unit and doors opening onto the rear garden, alongside a substantial **lounge/family space** that provides excellent flexibility for both everyday living and entertaining. A **cloakroom**, **utility room** and access to the **garage** storage.

Council Tax band: D

Tenure: Freehold

### Entrance Hall

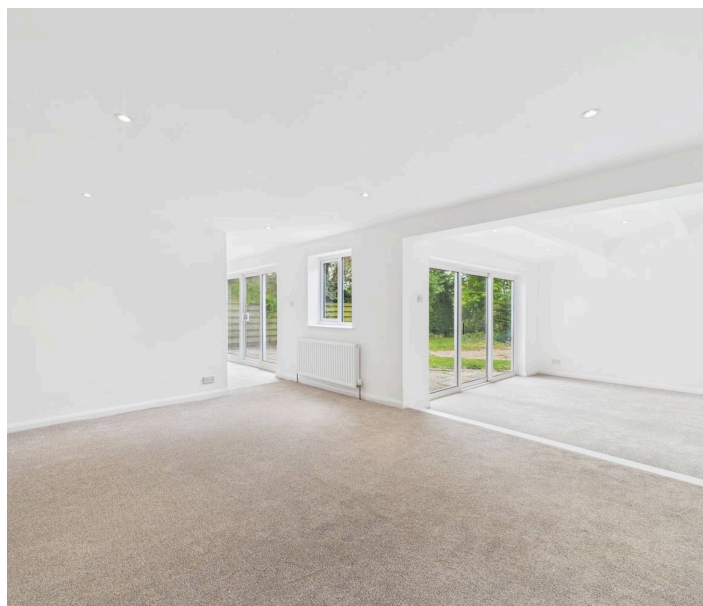
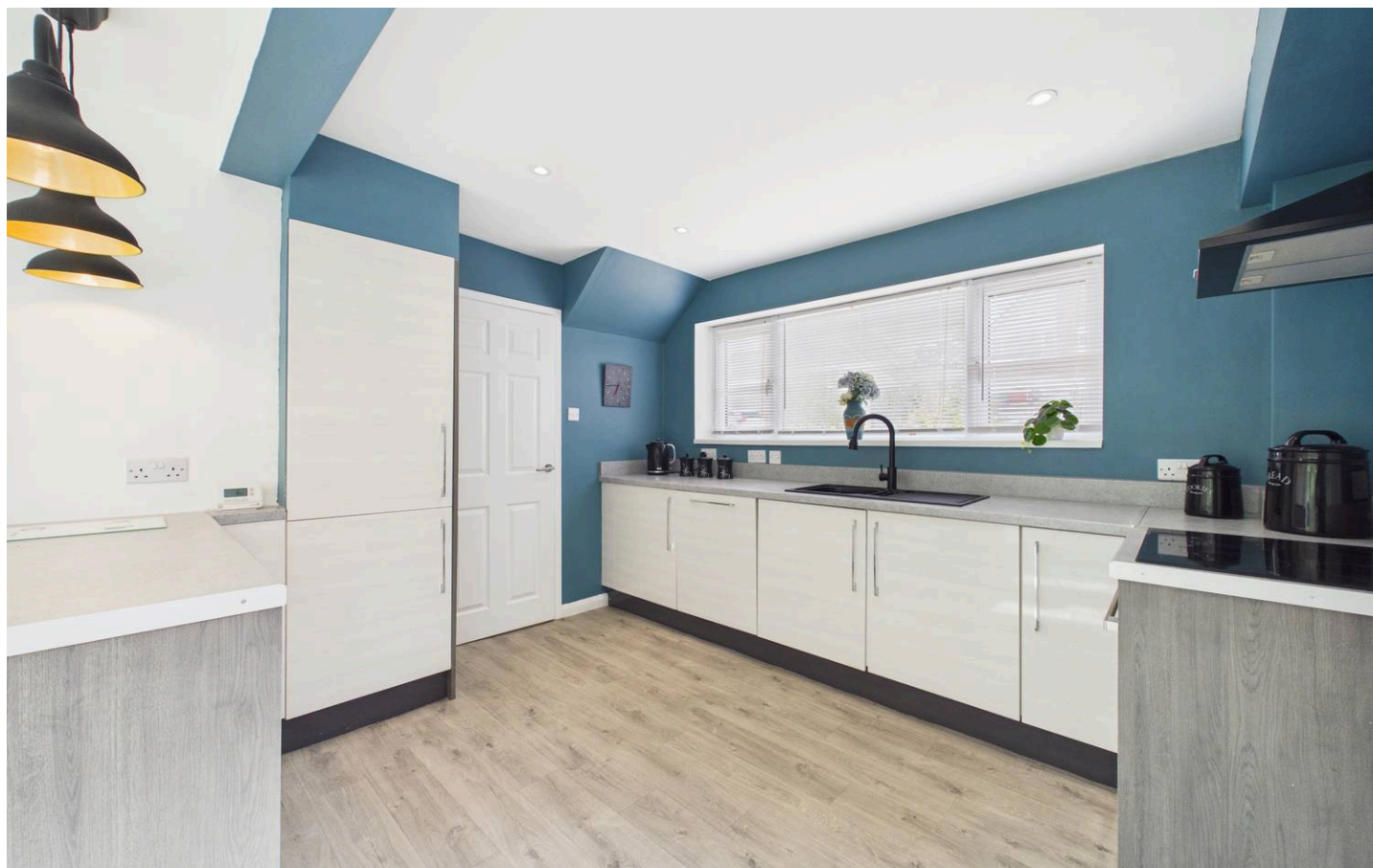
11' 6" x 6' 0" (3.50m x 1.84m)

Stairs to the first floor landing, under stairs storage cupboard, double radiator, carpet flooring, doors to:

### Cloakroom

6' 2" x 6' 1" (1.87m x 1.85m)

Double glazed window to front, white suite comprising, concealed system WC and wash hand basin with vanity cupboard, heated towel rail, wooden effect flooring, recessed spotlights, extractor fan.





### **Lounge**

17' 5" x 12' 4" (5.31m x 3.77m)

Extended Lounge with double glazed window to rear, two double radiators, carpet flooring, opening to dining area and small step down into the lounge extension.

### **Lounge**

13' 3" x 10' 5" (4.05m x 3.18m)

Bright and spacious room with patio doors to the garden, recess spotlights, carpet flooring.

### **Kitchen/Dining Room**

19' 1" x 10' 0" (5.82m x 3.04m)

Fitted with a range of base units including integrated dishwasher, integrated fridge freezer, built-in oven, ceramic hob with extractor hood over, pan drawers, recess spotlights, worksurface with insect sink with mixer tap and matching upstands, double glazed windows to front and sliding patio doors to the garden, built-in storage cupboard, door back to the hallway and door to.

### **Side Passageway**

9' 1" x 4' 5" (2.76m x 1.34m)

Door to the front giving access to the driveway, door to the rear leading to the garden and door to:

### **Utility Room**

8' 10" x 7' 5" (2.69m x 2.25m)

Double glazed window to rear, fitted base unit with worksurface over, inset sink unit with mixer tap, plumbing and space for washing machine and space for tumble dryer, door to:





### **Landing**

11' 10" x 6' 1" (3.60m x 1.85m)

Double glazed window to front, access to loft via hatch, built in airing cupboard with recently fitted gas combination boiler, doors to:

### **Bedroom 1**

12' 4" x 11' 4" (3.77m x 3.46m)

Two double glazed windows to rear, large built-in double wardrobe, double radiator, carpet flooring.

### **Bedroom 2**

12' 5" x 10' 4" (3.79m x 3.16m)

Two double glazed windows to rear, large built-in double wardrobe, double radiator, carpet flooring.

### **Bedroom 3**

10' 1" x 7' 5" (3.07m x 2.25m)

Double glazed window to rear, double radiator, carpet flooring.

### **Bedroom 4**

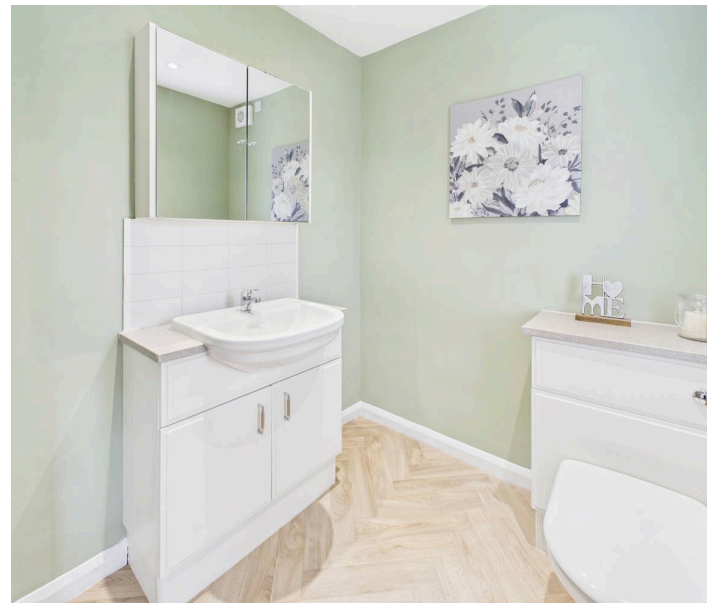
11' 4" x 6' 2" (3.46m x 1.87m)

Double glaze window to side, built-in storage cupboard with shelving, double radiator, carpet flooring.

### **Bathroom**

6' 3" x 5' 6" (1.90m x 1.67m)

Re-fitted white suite comprising of low-level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, glazed shower screen, double glazed window to side, recessed spotlights, heated towel radiator, wood effect flooring.



### Front Garden

The front garden is mainly gravelled for parking with raised flower and shrub beds and access to the garage.

### Rear Garden

There was a large patio to immediate rear of the property with the rest being mainly laid to lawn, flower shrub beds and feature rocky, outside tap.

### Garage

8' 0" x 11' 4" (2.43m x 3.46m)

Up and over door to the front, power and light connected.

### Driveway

The property offers ample off road parking with driveway leading to the single garage.

### Agents Note

This property falls under a band D for the local council tax and costs approximately £2,514.69 per annum for 2026/27. The property previously experienced subsidence, which has since been fully investigated and professionally remedied by the current owner. Supporting documentation is available on request. For further details, 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.

Lawsons Estate Agents

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