



**Lawsons**  
ESTATE AGENTS

**Woodlands, Green Lane, Thetford**

In Excess of **£475,000**

# Woodlands Green Lane

Thetford, IP24 2EY

We are delighted to present this impressive four bedroom detached house, ideally located with easy access to both the A11 and A134, making it a perfect choice for families and commuters alike. This beautifully maintained home boasts a spacious principal bedroom complete with an en-suite, alongside two convenient ground floor W/C's that add both comfort and practicality to every-day living.

Council Tax band: E Tenure: Freehold

## Porch

5' 9" x 6' 1" (1.75m x 1.85m)

Windows to front and side, with carpet tile flooring, and door to entrance hallway.

## Entrance Hallway

14' 8" x 6' 6" (4.47m x 1.98m)

Two frosted windows to the porch, doors to kitchen, sitting room, dining room, and W/C, with radiator, wood effect flooring, and stairs to first floor landing.

## Kitchen

13' 10" x 11' 4" (4.21m x 3.46m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated fridge / freezer, and dishwasher, space for freestanding cooker with cooker hood over, with radiator, tiled flooring, and door to utility room.

## Utility Room

14' 0" x 6' 11" (4.26m x 2.11m)

Windows to front and both sides, base unit with worktop over, inset 1 bowl sink unit with individual taps over, tiled splashbacks, space for washing machine and tumble dryer, with radiator, tiled flooring, and doors to W/C, garage, and rear garden.





**W/C**

5' 7" x 2' 7" (1.70m x 0.80m)

Frosted window to rear, low level W/C, with tiled flooring.

**Sitting Room**

11' 6" x 11' 5" (3.51m x 3.49m)

Window to front, feature fireplace with surround, with radiator, and wooden flooring.

**Dining Room**

16' 6" x 11' 6" (5.02m x 3.50m)

Window to front, feature fire surround, with radiator, wooden flooring, and French doors to lounge and conservatory.

**Lounge**

22' 6" x 13' 0" (6.85m x 3.97m)

Bay window to front, feature fireplace with surround, with two radiators, carpet flooring, door to conservatory, and further patio door to the rear garden.

**Conservatory**

13' 0" x 11' 3" (3.95m x 3.44m)

Windows to all aspects, low level wall surround, with electric radiator, tiled flooring, and French doors to the rear garden and returning to the dining room.

**W/C**

4' 4" x 6' 6" (1.33m x 1.97m)

Frosted window to rear, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, wood effect flooring, and doors to understairs storage cupboard.

**First Floor Landing**

8' 6" x 6' 6" (2.60m x 1.99m)

Window to rear, doors to all bedrooms, family bathroom, and storage cupboard, with carpet flooring, and access to loft via ceiling hatch.

**Bedroom 1**

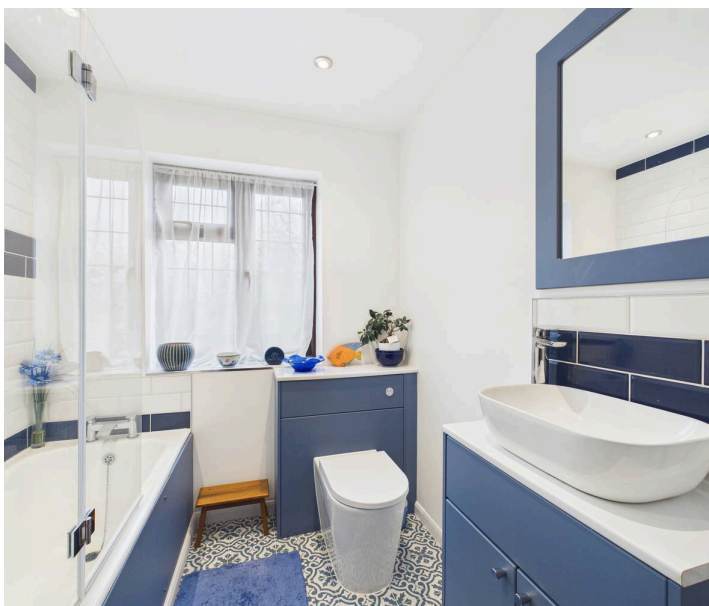
13' 9" x 11' 5" (4.20m x 3.47m)

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

**En-Suite**

13' 11" x 6' 11" (4.25m x 2.12m)

Frosted windows to front and rear, bath with mixer tap over, separate shower cubicle with electric shower over, double



wash basin with individual taps over and vanity storage beneath, with heated towel rail, wood effect vinyl flooring, and doors to storage cupboard housing the hot water cylinder.

**Bedroom 2**

11' 5" x 11' 5" (3.47m x 3.48m)

Window to front, with radiator, and carpet flooring.

**Bedroom 3**

8' 10" x 11' 5" (2.69m x 3.48m)

Window to front, with radiator, and carpet flooring.

**Bedroom 4**

7' 5" x 11' 6" (2.27m x 3.50m)

Window to rear, with radiator, and carpet flooring.

**Bathroom**

7' 9" x 6' 6" (2.37m x 1.98m)

Frosted window to front, bath with mixer tap and separate electric shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, partial wall tiling, tiled flooring, spotlighting, and door to airing cupboard.

**Front Garden**

Mainly laid to a shingle driveway, with mature shrubs and trees, single door to the front porch, and roller door to garage.

**Rear Garden**

Mainly laid to lawn, patio and decking area to the immediate rear of the property, with mature shrubs and trees.

**Double Garage**

18' 1" x 16' 1" (5.50m x 4.90m)

Electric roller door to front, with mains power and lighting connected, window to rear, and single doors to the utility room and garden.

**Parking**

The property benefits from a large shingle driveway to the front providing ample off-road 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 E for the local council tax and costs approximately £2920.07 per annum for 2025/26.



**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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	