Lawsons
ESTATE AGENTS

2 Aleutia Gardens, Thetford

Guide Price **£500,000 - £550,000**

2 Aleutia Gardens

Thetford, IP24 2SP

Council Tax band: F Tenure: Freehold

Entrance Hallway
8' 2" x 10' 11" (2.48m x 3.32m)
Doors to cloakroom and study, with radiator, parquet flooring, wooden cladded ceiling, and openings to lounge and dining room, with spotlighting.

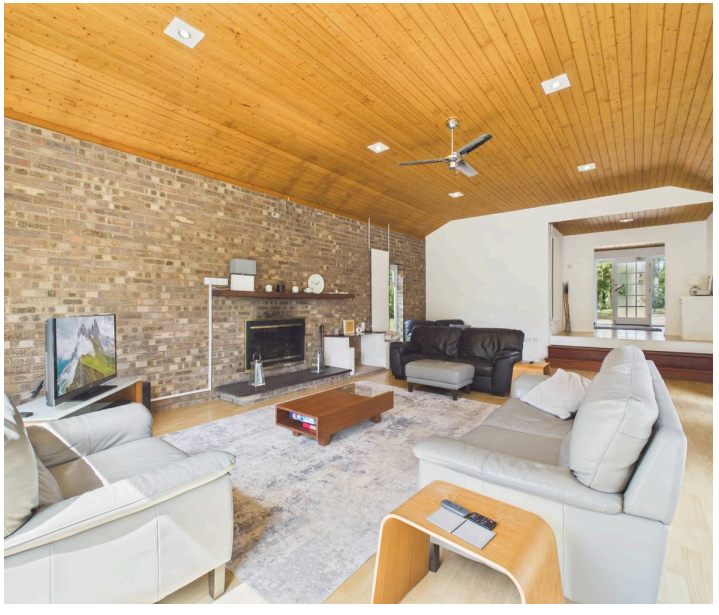
Cloakroom
3' 5" x 6' 8" (1.05m x 2.02m)
Window to front, parquet flooring, door to W/C, and access to loft via ceiling hatch.

W/C
3' 1" x 5' 7" (0.94m x 1.69m)
Window to side, low level W/C, wash basin with mixer tap over, heated towel rail, and tiled flooring.

Study
7' 8" x 9' 9" (2.33m x 2.98m)
Window to side, with radiator, and wood effect flooring.

Lounge
17' 2" x 26' 10" (5.22m x 8.19m)
Windows to both sides, feature fireplace with surround, complementary log storage area, four upright radiators, with wood cladded ceiling, wood effect flooring, spotlighting, and patio doors to side and rear.

Dining Room
20' 1" x 12' 3" (6.11m x 3.74m)
Openings to kitchen and inner hallway, with radiator, parquet flooring, and patio door to the rear garden.



Kitchen
10' 11" x 10' 2" (3.33m x 3.09m)
Window to front, matching wall and base units with worktop over, inset 1½ bowl sink unit with mixer tap over, integrated electric oven and gas hob with cooker hood over, space for one further under counter appliance, with tiled splashbacks, marble effect flooring, and opening to utility room.

Utility Room
11' 7" x 8' 11" (3.52m x 2.71m)
Window to front, matching wall and base units with worktop over, space for two under counter appliances, and freestanding fridge / freezer, with upright radiator, gas fired boiler, marble effect flooring, and door to front.

Inner Hallway
3' 4" x 22' 11" (1.02m x 6.98m)
Doors to all four bedrooms, family bathroom, shower room, communal wardrobe, and airing cupboard housing the hot water cylinder, with window to side, upright radiator, carpet tile flooring, access to loft via ceiling hatch, and spotlighting.

Bedroom 1
14' 10" x 12' 8" (4.53m x 3.87m)
Windows to rear and side, with built-in wardrobes, dressing area, two upright radiators, carpet flooring, patio door to side, and further door to en-suite.

En-Suite
6' 8" x 8' 1" (2.04m x 2.47m)
Window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, partial wall tiling, heated towel rail, and tiled flooring.

Bedroom 2
12' 10" x 9' 0" (3.91m x 2.74m)
Window to front, with radiator, and carpet flooring.

Bedroom 3
9' 2" x 12' 3" (2.80m x 3.73m)
Window to side, with radiator, and carpet flooring.

Bedroom 4
8' 11" x 9' 0" (2.72m x 2.74m)
Window to rear, with radiator, and wood effect flooring.

Bathroom
8' 10" x 9' 9" (2.68m x 2.97m)
Window to side, bath with mixer tap and shower attachment over, shower cubicle with mixer tap shower, low level W/C, two wash basins with mixer taps over and vanity storage beneath, with heated towel rail, partial wall tiling, and tiled flooring.

Shower Room
6' 2" x 5' 9" (1.87m x 1.74m)
Frosted window to front, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, partial wall tiling, heated towel rail, and tiled flooring.

Double Garage
20' 8" x 22' 7" (6.31m x 6.89m)
Extremely large double garage with workbench area and part boarded loft for further storage. Electric up and over door to front, window to side, mains power and lighting connected, with single door the front of the property.

Front Garden

Mainly laid to lawn, with an array of shrubs and trees, and shingle driveway leading to double garage.

Rear Garden

Mainly laid to lawn, with shrubs and trees, and patio area as centre piece for outside dining.

Parking
The property also benefits from a large driveway to the front, providing ample off-road parking leading to the double garage.

Agents Note
This property falls under a band F for the local council tax and costs approximately £3,387.68 per annum for 2026/27. The property is currently let with a tenant in situ. For further information, please contact the office. The property also benefits from solar panels, for more information please contact the office.

Approximate total area(1)
2538 ft²
235.7 m²

(1) Excluding balconies and terraces

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

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Disclaimer
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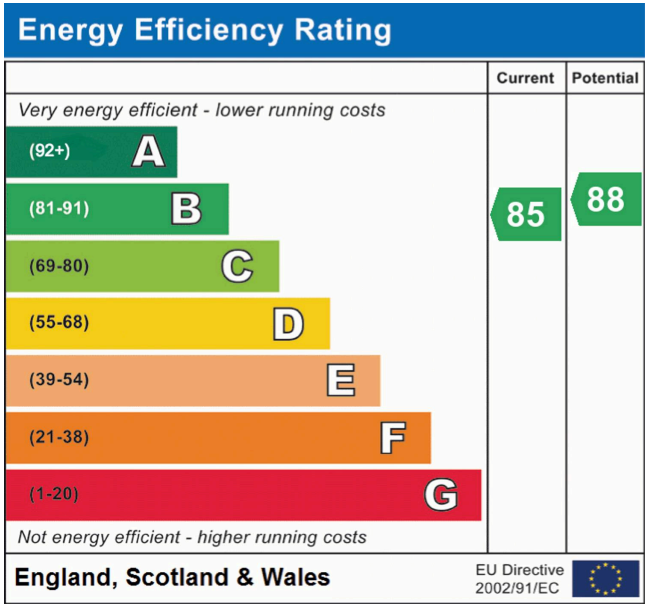
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