



# 44 Admirals Way

Thetford, IP24 2TB

2 Bedroom Semi-Detached Bungalow boasting a spacious lounge / diner, and gas heating, this home offers comfortable living spaces and convenient amenities. The property features a garage and driveway, providing ample parking, and is chain-free, ensuring a hassle-free buying experience. Situated with easy access to the A11 and close to the town and local amenities, this bungalow is perfect for those seeking both tranquillity and convenience. Don't miss out on this opportunity - call now to arrange a viewing!

Council Tax band: B Tenure: Freehold

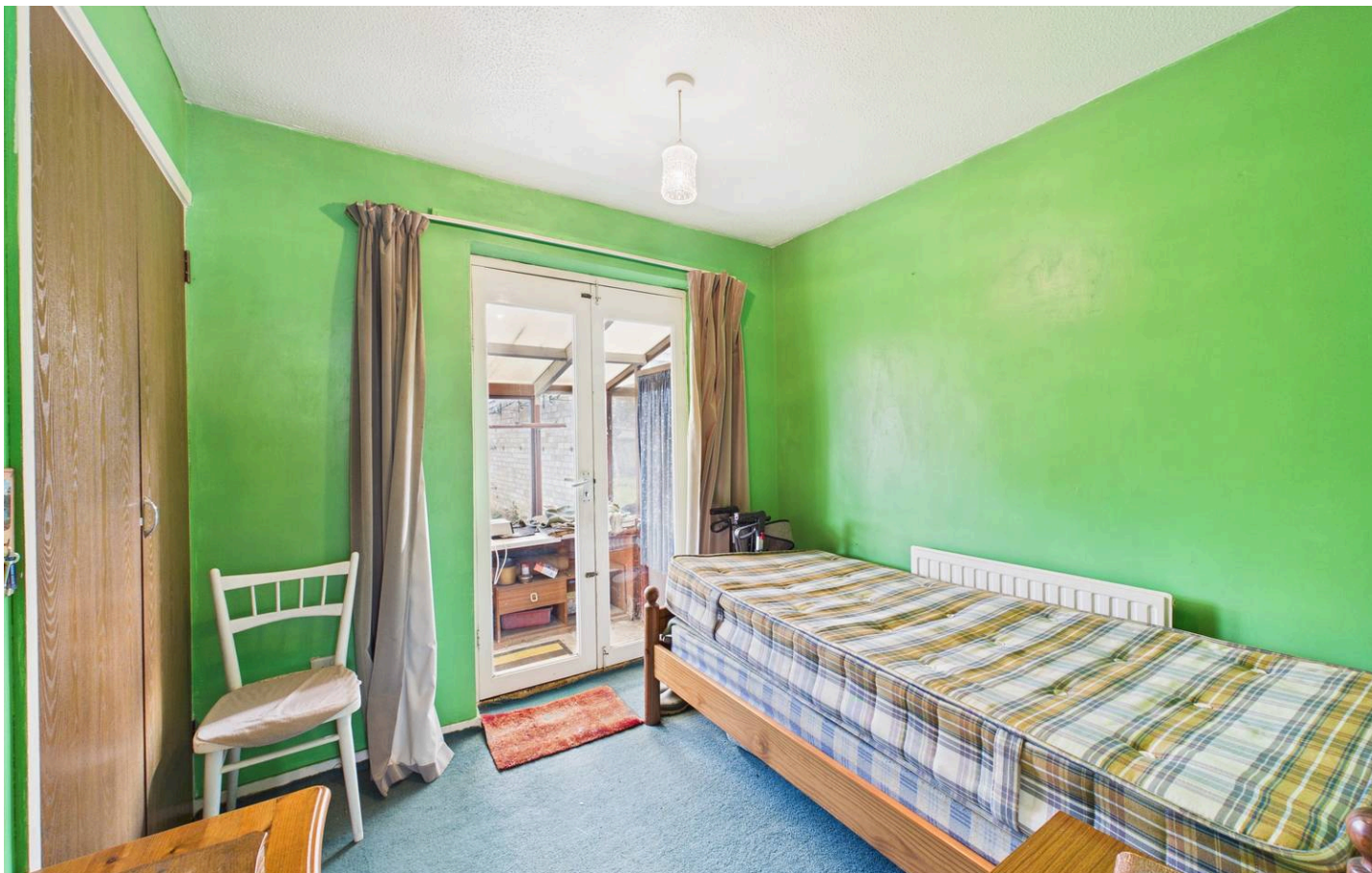
- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- GAS HEATING
- GARAGE & DRIVEWAY
- EASY ACCESS TO THE A11
- LOUNGE / DINER
- CHAIN FREE
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN & AMENITIES
- CALL NOW TO ARRANGE A VIEWING!

## Hallway

9' 3" x 3' 1" (2.83m x 0.93m)

Doors to kitchen / diner, lounge, both bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.





### **Kitchen / Breakfast Room**

9' 3" x 9' 9" (2.82m x 2.98m)

Window to front, wall and base units with worktop over, inset 1 bowl sink unit with individual taps over, tiled splashbacks, space for freestanding cooker, fridge / freezer, and washing machine, with gas fired boiler, and door to pantry style storage cupboard, with tile effect flooring.

### **Lounge / Diner**

10' 8" x 13' 11" (3.26m x 4.24m)

Window to front, with radiator, and carpet flooring.

### **Bedroom 1**

9' 1" x 13' 7" (2.76m x 4.13m)

Window to rear, built-in wardrobes / storage, with radiator, and carpet flooring.

### **Bedroom 2**

8' 6" x 7' 9" (2.59m x 2.36m)

Built-in wardrobe / storage, with radiator, carpet flooring, and French doors to lean-to.

### **Bathroom**

5' 7" x 6' 7" (1.71m x 2.00m)

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



### **Lean-To**

11' 1" x 5' 0" (3.37m x 1.52m)

Windows to all aspects, with a door to both ends leading to the rear garden.

### **Garage**

17' 0" x 8' 9" (5.19m x 2.66m)

Up and over door to front, with mains power and lighting connected.

Front Garden

Mainly laid to lawn, with plant bedding area, mature shrubs, driveway leading to the garage, and pathway leading to the front door and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, multiple trees, and pathway leading to the far end of the garden and side access gate to front.

Parking

The property benefits from a driveway leading to the single garage, providing off-road parking for multiple vehicles. Further on-street parking is available on a first come, first served basis.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,858.23 per annum for 2025/26. The property is currently going through probate, for more information 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.

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