

Lawsons
ESTATE AGENTS

13 Wheatacres, Thetford

Guide Price **£290,000 - £300,000**

13 Wheatacres

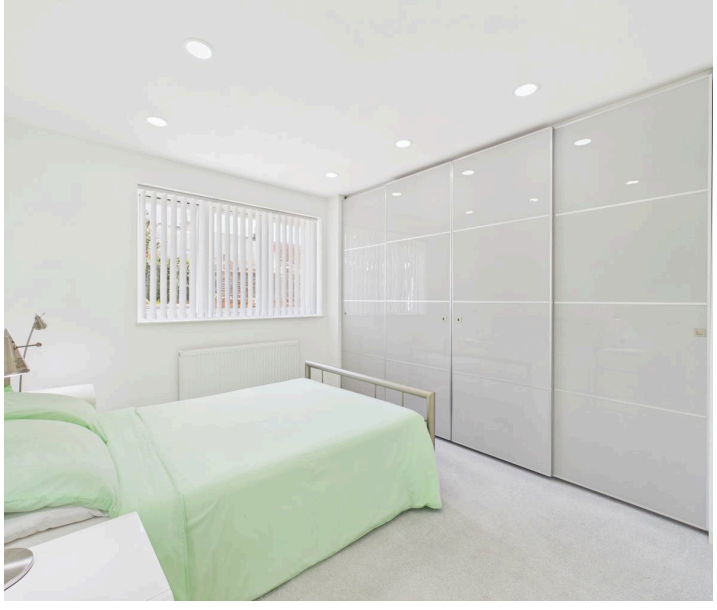
Thetford, IP24 1AQ

We are delighted to present this fully renovated three-bedroom home, ideally positioned within walking distance of the town centre and all local amenities, as well as both train and bus stations for ultimate convenience. The property has been thoughtfully refurbished throughout, boasting a bright and contemporary interior that immediately impresses. The modern kitchen features sleek cabinetry and built-in appliances, perfect for those who enjoy cooking and entertaining. The stylish shower room is finished to a high specification, offering both comfort and practicality. Additional highlights include gas heating, ensuring warmth and efficiency year-round, and ample off-road parking with a spacious driveway (providing a rare advantage in this sought-after location). This property truly stands out for its exceptional finish and unbeatable location. Opportunities like this are seldom available, so call now to arrange your viewing and secure this wonderful home.

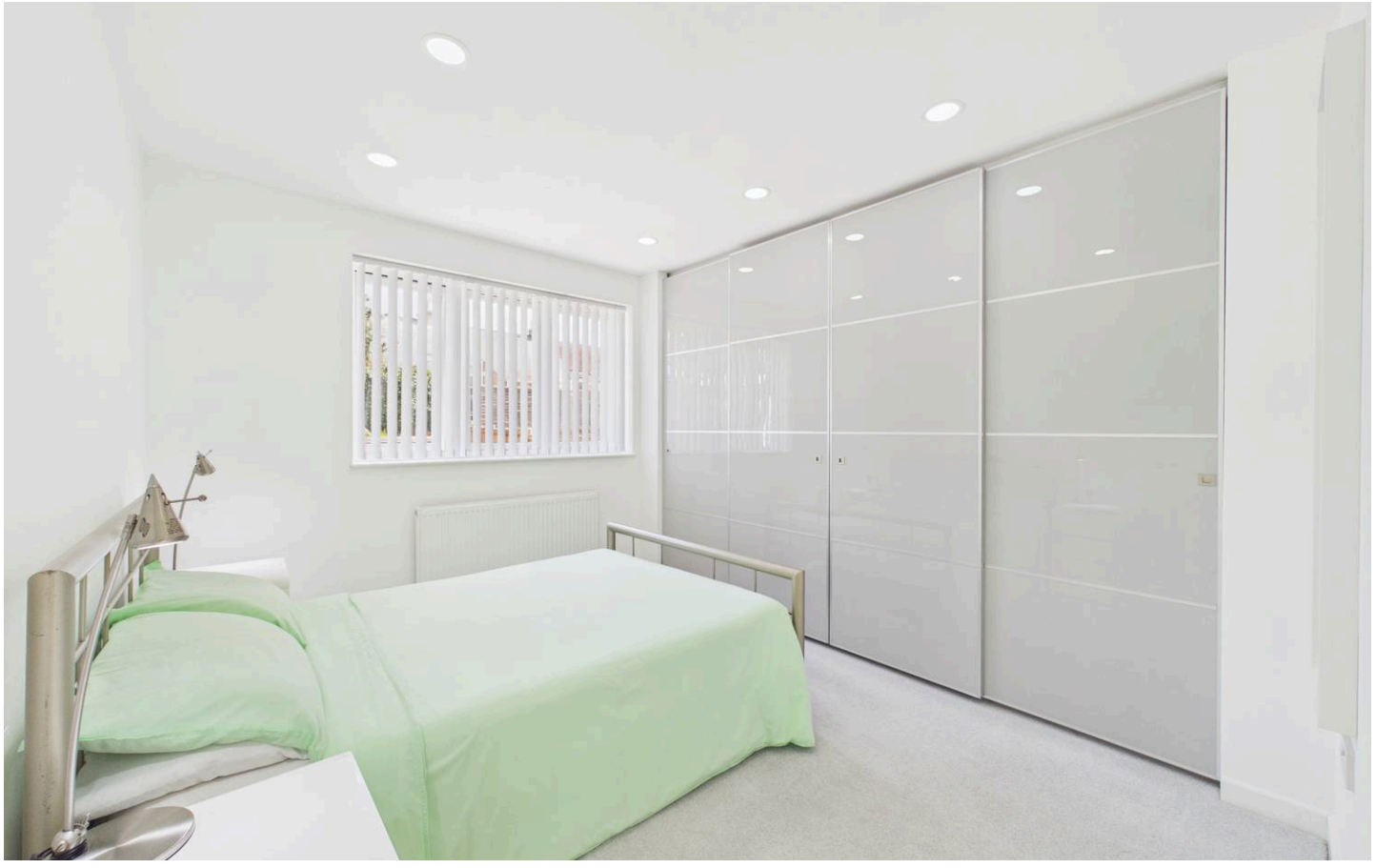
Council Tax band: C

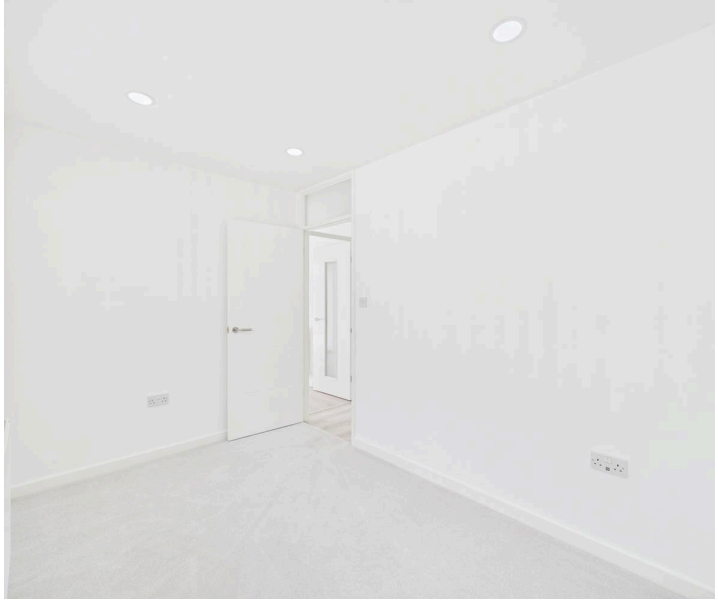
Tenure: Freehold

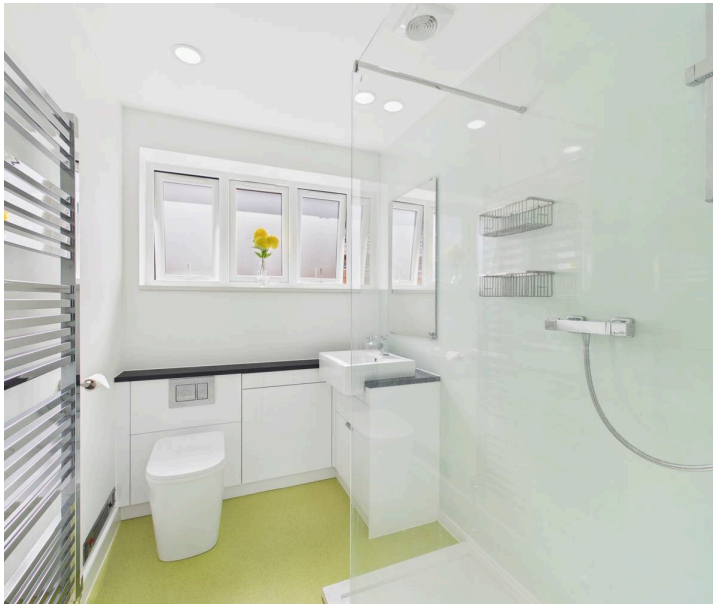












Hallway
3' 11" x 11' 0" (1.20m x 3.35m)
Doors to all bedrooms, lounge, shower room, and storage cupboard, with a further pocket door leading to the kitchen. The hallway features a radiator, wood-effect LVT flooring, and LED lighting, with access to the loft via an insulated loft hatch fitted with an aluminium loft ladder. The loft benefits from three LED strip lights and has been upgraded with approximately 300mm of insulation, providing excellent storage potential and improved energy efficiency.

Lounge
10' 6" x 15' 7" (3.19m x 4.74m)
Window to front, with radiator, carpet flooring, and LED lighting.

Kitchen
9' 8" x 10' 5" (2.94m x 3.17m)
Window to front, fitted with a range of wall and base units with worktop over, inset one and a half bowl sink unit with mixer tap over, integrated electric oven and induction hob, microwave, fridge, freezer, washing machine, and dishwasher. The kitchen further benefits from an integrated pull-out soft-close shelf, ideal for housing an air fryer and maximising worktop space, together with an upright radiator, wood-effect LVT flooring, LED lighting, and door to the side.

Bedroom 1
11' 4" x 9' 0" (3.45m x 2.75m)
Window to rear, built-in wardrobes, with radiator, carpet flooring, and LED lighting.

Bedroom 2
11' 3" x 10' 1" (3.42m x 3.07m)
Patio door to rear, with radiator, wood effect LVT flooring, and LED lighting.

Bedroom 3
10' 9" x 7' 1" (3.27m x 2.17m)
Window to side, with radiator, carpet flooring, and LED lighting.

Shower Room
5' 9" x 8' 1" (1.75m x 2.46m)
Frosted window to side, walk-in shower cubicle with mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, plinth heater, vinyl flooring, and LED lighting.

Front Garden

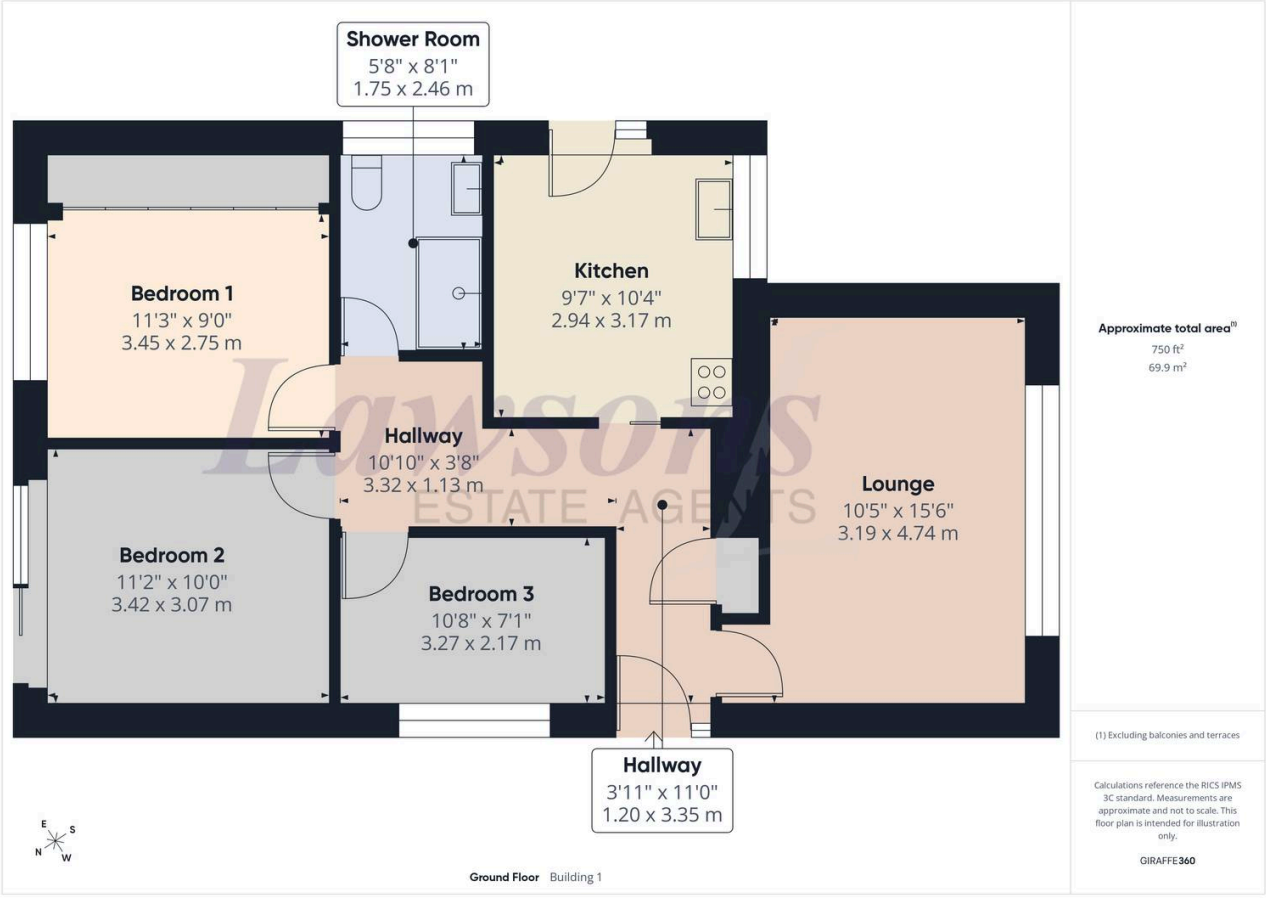
The front garden has been fully landscaped with decorative stone, laid over a solid hardcore and grid base to create ample off-road parking. A pathway leads to the front entrance, with access to the rear garden available from both sides of the property. The property also benefits from an electric vehicle charging point and external lighting, providing convenient charging facilities and enhanced security and illumination around the home.

Rear Garden

The fully landscaped rear garden is predominantly laid to lawn and features a large patio area immediately to the rear of the property. The garden is tiered to create two distinct levels, with retaining walls, raised flower beds, and a vegetable garden to the rear. There are also three large sheds, all built to a high specification and benefiting from power and lighting. Access to the front driveway is available from both sides of the property.

Driveway
The property offers a large gravel driveway, providing ample off-road parking for multiple vehicles.

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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