

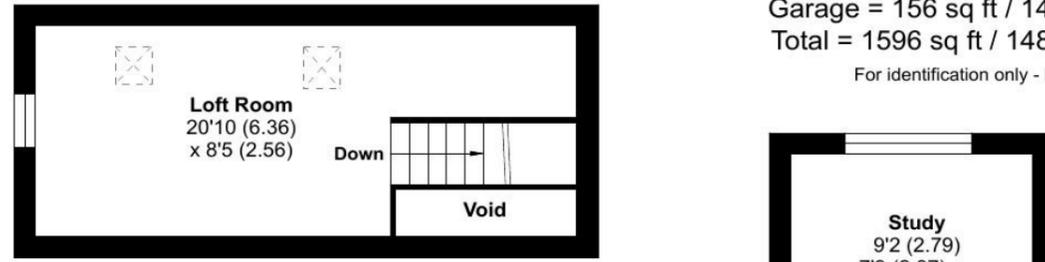
Pockthorpe Lane, Thompson, Thetford, IP24

Approximate Area = 1440 sq ft / 133.7 sq m (excludes void)

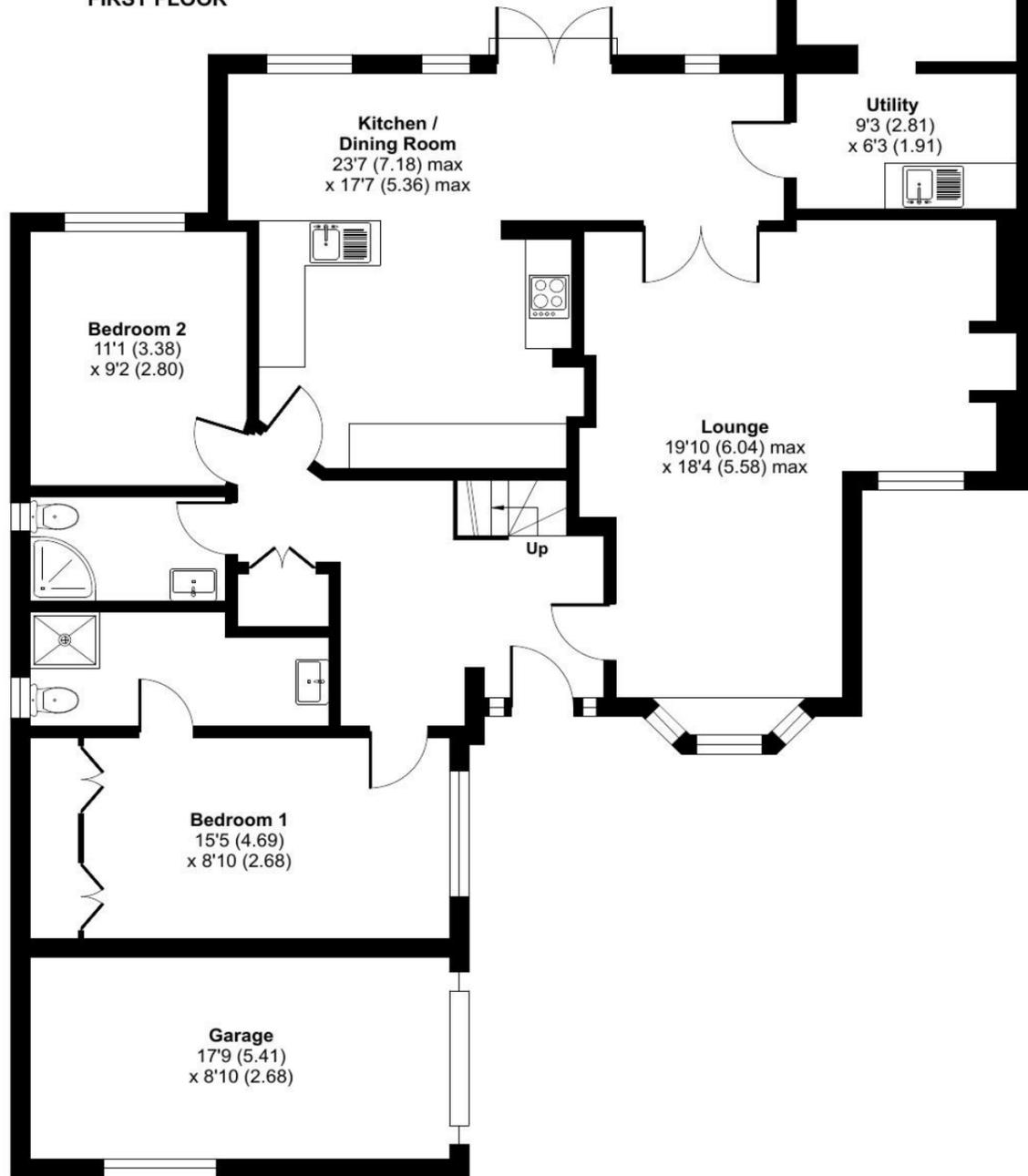
Garage = 156 sq ft / 14.4 sq m

Total = 1596 sq ft / 148.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\che.com 2025. Produced for Longsons. REF: 1249523



Pockthorpe Lane, Thompson, Thetford, IP24 1PN

Spacious, detached, extremely well presented two bedroom bungalow with loft room, situated in a desirable location in the popular village of Thompson. This superb property offers kitchen/dining room, en-suite shower room, inglenook style fireplace with log burning stove, garage, and ample parking.

Offers in Excess of £350,000 Freehold

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Shower Room

Shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to side, extractor fan.

Loft Room

20'10" (6.35m) Max x 8'5" (2.57m)

Two double glazed Velux windows, access to loft, obscure glass UPVC double glazed window to front, radiator.

Outside Front

Low maintenance front garden laid to shingle, established shrubs and plants to border, established plants and trees to border, driveway laid to block paving, ample parking for numerous vehicles, outside light, wooden fence to perimeter, gated access to rear garden.

Garage

17'9" (5.41m) x 8'10" (2.69m)

Main up and over door to front, water tap, wall mounted oil fired boiler, electric light and power.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, wooden garden shed, wooden fence and

garden wall to perimeter, gated access to front.

Agents Note

EPC rating E49 (Full copy available on request)

Council tax band D (Own enquiries should be made via Breckland District Council)

Agents Note 2

The vendors have advised there has been previous treatment for Japanese knot weed on the property and believe there to be no active concerns.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Two Bedroom Detached Bungalow
- Loft Room
- Utility Room and Study
- Energy Efficiency Rating E49
- En-suite Shower Room
- Inglenook Style Feature Fireplace
- Ample Parking
- Garage & Gardens
- Oil Fired Central Heating
- UPVC Double Glazing

Situated in a desirable location in the popular village of Thompson, Longsons are delighted to bring to the market this extremely well presented, spacious, detached two bedroom bungalow with loft room. This superb property offers kitchen/dining room, utility room/study, en-suite shower room, inglenook style feature fireplace with inset log burning stove, garage, parking for numerous vehicles, gardens, oil fired central heating and UPVC double glazing.

Briefly, the property offers, entrance hall, lounge, kitchen/dining room, utility room/study, two bedrooms, loft room, en-suite shower room to bedroom one, shower room, garage, parking for numerous vehicles, gardens, oil fired central heating and UPVC double glazing.

THOMPSON

The attractive village of Thompson is situated 3 miles south of Watton, just west of the A1075 road, amenities include a post office, village hall, school, public house and church. Created in 1854, Thompson Water is a much loved and

visited beauty spot, and is now managed by the Norfolk Wildlife Trust. Thompson Common is a Site of Special Scientific Interest and is home to many rare plants and wildlife.

Entrance Hall

Composite entrance door to front, tiles to floor, stairs to loft room, built-in cupboard with double doors housing hot water cylinder, radiator.

Lounge

19'10" (6.05m) Max x 18'4" (5.59m) Max

UPVC double glazed bay window to front, feature inglenook style brickwork fireplace with inset log burning stove, UPVC double glazed window to front, two radiators.

Kitchen/Dining Room

23'7" (7.19m) Max x 17'7" (5.36m) Max

Modern fitted kitchen units to walls and floor with work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven with ceramic hob

and extractor hood over, space for tall upright fridge/freezer, small breakfast bar, UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear.

Utility Room

9'2" (2.79m) x 7'9" (2.36m)

Fitted kitchen units to walls and floor with work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine.

Study

9'2" (2.79m) x 7'9" (2.36m)

UPVC double glazed window to rear.

Bedroom One

15'5" (4.7m) x 8'10" (2.69m)

Fitted wardrobes, UPVC double glazed window to front, radiator, door to en-suite shower room.

En-suite Shower Room

Walk-in shower, wash basin set within fitted cabinet, WC, fully tiled walls, radiator, extractor fan, obscure glass UPVC double glazed window to side.

Bedroom Two

11'1" (3.38m) Max x 9'2" (2.79m)

UPVC double glazed window to rear, radiator.

