



**Lawsons**  
ESTATE AGENTS

**41 Highlands, Thetford**  
In Excess of **£290,000**



# 41 Highlands

Thetford, IP24 1JG

We are delighted to present this superb three-bedroom detached house, ideally situated within easy reach of the A11 and just a short walk from local schools, the town centre, and a range of amenities. The property has been thoughtfully updated throughout, featuring a modern kitchen equipped with quality appliances and a stylish, contemporary bathroom. Offering spacious accommodation, gas heating, and ample storage, this home is perfect for families or professionals seeking comfort and convenience. Additional highlights include a single garage and gated driveway, ensuring secure off-road parking.

Council Tax band: C

Tenure: Freehold

## Porch

3' 8" x 7' 8" (1.12m x 2.34m)

Window to front and side, vinyl flooring and door to hallway.

## Hallway

16' 4" x 10' 4" (4.98m x 3.14m)

Doors to lounge / diner, kitchen, sitting room, downstairs WC, storage cupboard and garage, radiator, carpet flooring and stairs to first floor landing.

## Downstairs WC

4' 6" x 4' 2" (1.37m x 1.27m)

Window to side, low level WC, wash basin, fully tiled walls and floor and radiator.







### **Lounge / Diner**

25' 11" x 11' 11" (7.91m x 3.64m)

Windows to front and rear, two radiators, carpet flooring and fire surround with gas fire and built in lights.

### **Sitting Room**

12' 10" x 7' 7" (3.92m x 2.31m)

Windows to side and rear, carpet flooring and door to rear garden.

### **Kitchen**

9' 0" x 8' 8" (2.75m x 2.65m)

Window to rear, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and tiled flooring. Space for freestanding cooker with cooker hood over and further space for washing machine.

### **First Floor Landing**

3' 5" x 11' 8" (1.04m x 3.55m)

Doors to all bedrooms, bathroom and airing cupboard housing the gas combination boiler, carpet flooring, radiator, window to side and loft hatch with built in loft ladder.

### **Bedroom 1**

11' 5" x 12' 0" (3.47m x 3.65m)

Window to front, radiator and carpet flooring.

### **Bedroom 2**

10' 7" x 11' 11" (3.23m x 3.62m)

Window to rear, radiator and carpet flooring.

### **Bedroom 3**

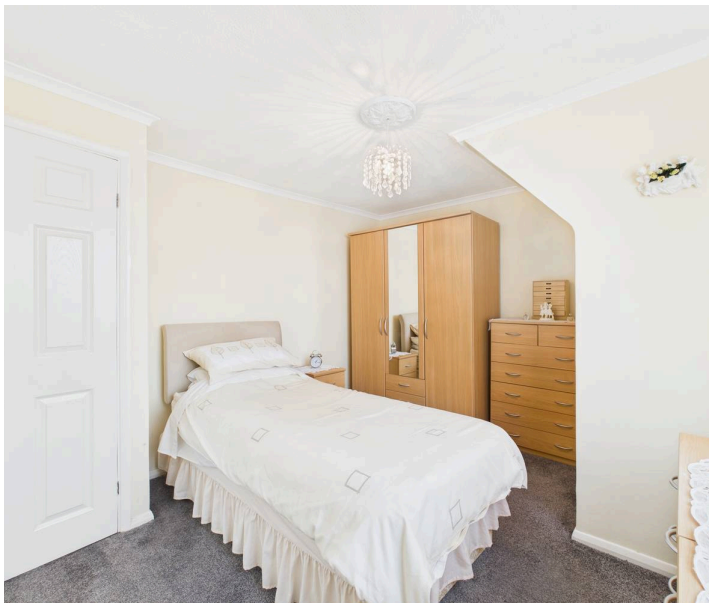
5' 11" x 8' 8" (1.80m x 2.64m)

Window to rear, radiator and carpet flooring.

### **Bathroom**

7' 4" x 5' 5" (2.23m x 1.66m)

Window to front, bath with mixer tap and shower attachment over, low level WC, wash basin, full wall tiling, vinyl flooring and heated towel rail.



### Front Garden

The front garden is mainly laid to lawn with a large array of mature shrubs and plant borders, shingle beds, side gate to the rear garden and pathway leading to the front door.

### Rear Garden

The rear garden is mainly laid to patio with a brick raised bed, high-level hedging for privacy and pathway leading to a side garden offering further plant borders, shingle area, greenhouse and timber shed with side gate leading to the front garden.

### Driveway

The driveway offers off-road parking for two vehicles leading to the single garage and is secured by two iron gates.

### Garage

The single garage has up and over door to front and single door to hallway.

### Agents Note

This property falls under a band C for the local council tax and costs approximately £2,123.69 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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