



101 Fairfields

Thetford, IP24 1JN

GUIDE PRICE £230,000 - £240,000. 3-bedroom mid-terraced house boasting a kitchen with integrated appliances, a spacious lounge / diner for entertaining, and a family bathroom. The garage and driveway offers convenient parking, while the conservatory provides a tranquil space to unwind. With gas heating, easy access to the A11, proximity to schools and a leisure centre, this residence offers both comfort and convenience. Don't miss the chance to view this gem - call now to arrange a viewing and secure your dream home!

Council Tax band: B

Tenure: Freehold

Entrance Hallway

4' 8" x 6' 0" (1.43m x 1.84m)

Doors to inner hallway and garage, with opening to storage area, and tile effect vinyl flooring.

Storage area

4' 9" x 3' 3" (1.44m x 1.00m)

Space for tumble dryer, with tile effect vinyl flooring, and door to understairs storage cupboard.

Inner Hallway

8' 5" x 5' 9" (2.56m x 1.74m)

Doors to kitchen, lounge / diner, and understairs storage cupboard, with radiator, wood effect tiled flooring, and stairs to first floor landing.





Kitchen

12' 2" x 10' 1" (3.72m x 3.08m)

Matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, two integrated electric ovens, gas hob with cooker hood over, space for undercounter fridge, washing machine, and dishwasher, with tiled flooring, door to pantry style cupboard, and opening to conservatory.

Conservatory

8' 1" x 16' 11" (2.47m x 5.15m)

Windows to all aspects, with radiator, tiled flooring, and French doors to rear garden, and lounge / diner.

Lounge / Diner

20' 10" x 9' 7" (6.36m x 2.92m)

Window to front, with radiator, carpet flooring, French doors to conservatory, and further door returning to the inner hallway.

First Floor Landing

2' 9" x 8' 3" (0.85m x 2.51m)

Doors to all bedrooms, family bathroom, and airing cupboard housing the gas fired combination boiler, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

10' 3" x 12' 3" (3.13m x 3.74m)

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

Bedroom 2

11' 11" x 7' 7" (3.64m x 2.31m)

Window to rear, with radiator, and carpet.

Bedroom 3

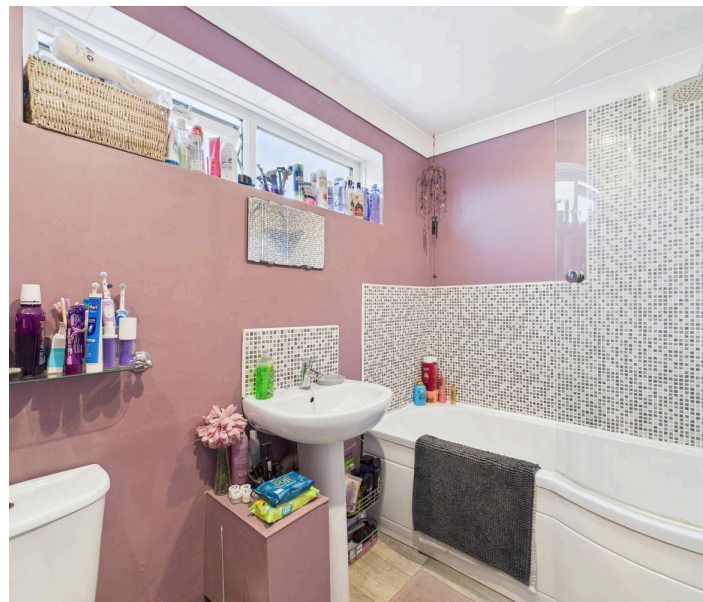
8' 7" x 6' 8" (2.61m x 2.03m)

Window to front, with radiator, and carpet flooring.

Bathroom

5' 8" x 8' 0" (1.72m x 2.45m)

Frosted window to front, bath with mixer tap and shower attachments over, low level W/C, wash basin with mixer tap over, partial wall tiling, with radiator, wood effect vinyl flooring, and spotlighting.



Front Garden

Plant bedding area with multiple shrubs, driveway leading the garage, and pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with decking area to the far end.

Garage

The property benefits from a single garage, with an up and over door to front, mains power and lighting connected, window to side, and single door to the entrance hallway.

Driveway

The property benefits from a driveway leading to the single garage providing off-road parking. 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.

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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