



Lawsons
ESTATE AGENTS

22 Highlands, Thetford
£250,000

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Thetford, IP24 1JE

Three-bedroom semi-detached bungalow located conveniently near town and amenities. The spacious lounge / diner offers a welcoming atmosphere for relaxing or entertaining, while the property benefits from a family bathroom and a separate W/C, adding both comfort and functionality. Conveniently situated with easy access to the A11, this home boasts a garage and driveway, providing ample parking space for residents and guests alike. The property features gas heating, ensuring warmth and efficiency throughout the seasons.

Council Tax band: C Tenure: Freehold

Porch

4' 4" x 4' 0" (1.32m x 1.23m)

with radiator, carpet flooring, and door to lounge / diner.

Lounge / Diner

12' 9" x 21' 8" (3.89m x 6.60m)

Window to front, feature electric fireplace with surround, with two radiators, carpet flooring, and doors to kitchen and inner hallway.

Kitchen

8' 3" x 10' 10" (2.51m x 3.31m)

Windows to front and conservatory, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker and undercounter fridge, with radiator, vinyl flooring, and doors to storage cupboard housing the gas fired boiler and conservatory.





Conservatory

9' 4" x 11' 2" (2.84m x 3.40m)

Windows to rear, side, and kitchen, with plumbing for washing machine and dishwasher, tiled flooring, and doors to the garage, and both gardens.

Inner Hallway

3' 8" x 7' 11" (1.13m x 2.42m)

Doors to all bedrooms, family bathroom, and separate W/C, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

11' 3" x 13' 8" (3.43m x 4.17m)

Window to rear, with radiator, and carpet flooring.

Bedroom 2

11' 6" x 9' 11" (3.51m x 3.03m)

Window to rear, with radiator, and carpet flooring.

Bedroom 3

9' 6" x 5' 10" (2.89m x 1.78m)

Window to side, with radiator, and carpet flooring.

Bathroom

5' 5" x 5' 0" (1.64m x 1.52m)

Frosted window to side, bath with mixer tap and separate electric shower over, wash basin with individual taps over, with partial wall tiling, radiator, and vinyl flooring.

W/C

5' 7" x 2' 9" (1.69m x 0.85m)

Frosted window to side, low level W/C, with radiator, and vinyl flooring.

Front Garden

Mainly laid to lawn, with mature shrubs, low level wall boundary, driveway leading to the single garage, and pathways leading to the front and conservatory doors.



Rear Garden

Enclosed rear garden, mainly laid to lawn, with mature shrubs, plant bedding area, space for garden shed and greenhouse, and patio area to the immediate rear of the conservatory.

Garage

8' 4" x 17' 0" (2.53m x 5.19m)

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

Parking

The property benefits from a driveway leading to the single garage providing off-road parking, with further on street parking available on a first come, first served basis.

Agents Note

This property falls under a C band for the local council tax and costs approximately £2,123.69 per annum for 2025/26. The property is currently let with tenant in situ, however we expect the property to be vacant during October 2025, 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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