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**11 Arlington Way, Thetford**  
Guide Price £475,000 – £500,000

# 11 Arlington Way

Thetford, IP24 2DZ

Five-bedroom detached house, situated in a highly regarded location and offering a rare combination of space, and comfort. The property boasts a kitchen, a spacious lounge, a formal dining area ideal for entertaining, and a dedicated study or office that is perfect for those working from home. Each of the five bedrooms is well-proportioned, providing ample space for family and guests alike. Furthermore the property offers an en-suite to the principal bedroom, a family bathroom, and a convenient downstairs W/C. Additional features include gas heating throughout and a double garage, offering secure parking and extra storage. With its stunning field views and exceptional internal specification, this property truly stands out from the crowd.

Council Tax band: E

Tenure: Freehold

## Hallway

9' 9" x 10' 10" (2.97m x 3.29m)

Doors to W/C, dining room, kitchen, study, lounge, and understairs storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.

## W/C

5' 9" x 2' 7" (1.75m x 0.78m)

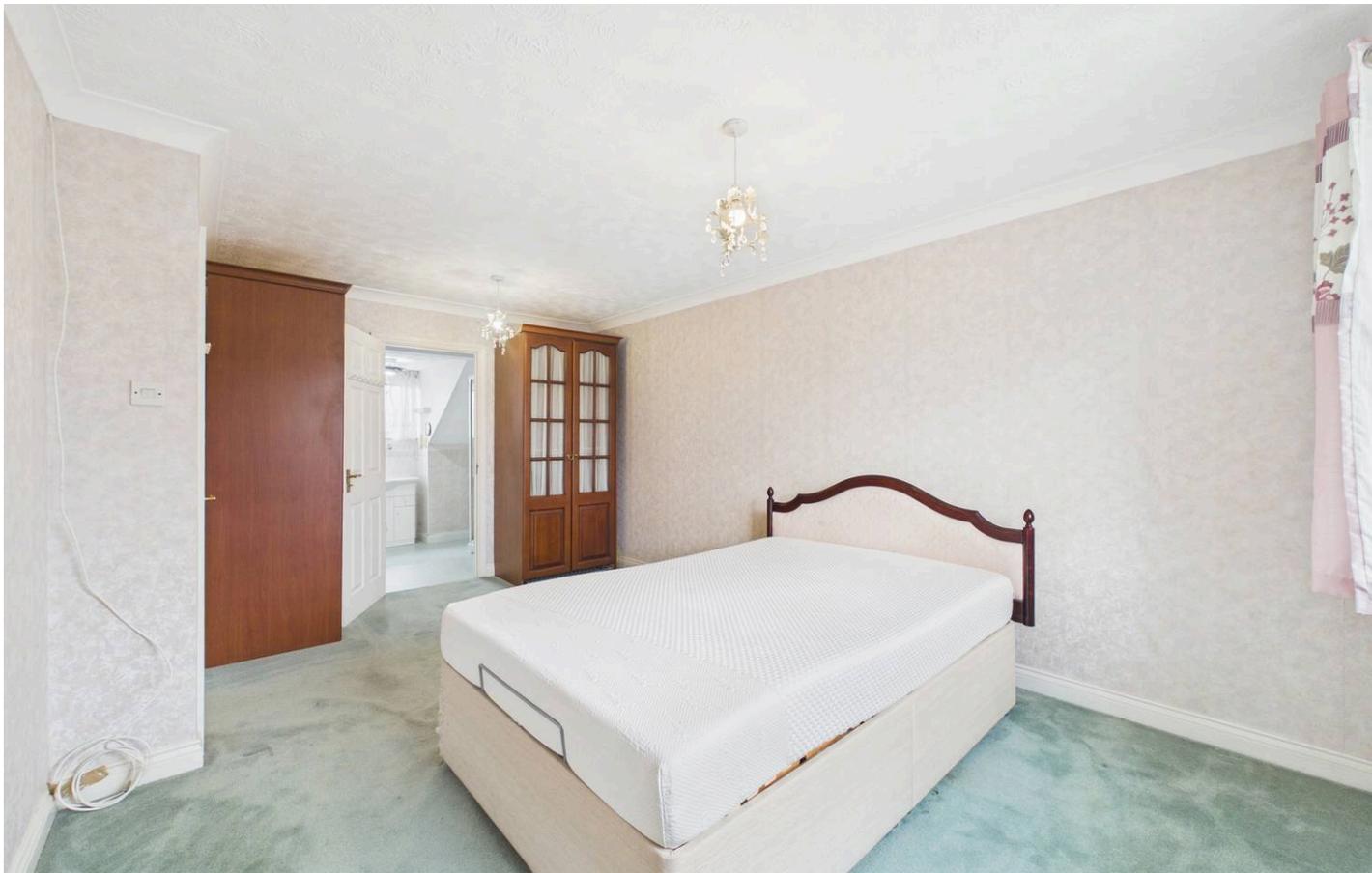
Frosted window to front, low level W/C, wash basin with mixer tap over, with radiator, and vinyl flooring.

## Dining Room

8' 10" x 11' 8" (2.70m x 3.55m)

Window to front, with radiator, and carpet flooring.





### **Kitchen**

12' 0" x 15' 9" (3.65m x 4.81m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, cupboard enclosed gas fired baxi boiler, integrated electric oven and gas hob with cooker hood over, and slimline dishwasher, with space for fridge / freezer, and washing machine, with radiator, tile effect vinyl flooring, and patio door to rear garden.

### **Study**

9' 8" x 6' 8" (2.94m x 2.03m)

Window to rear, with radiator, and carpet flooring.

### **Lounge**

16' 6" x 12' 9" (5.03m x 3.89m)

Two frosted windows to side, feature gas fireplace with surround, with radiator, carpet flooring, and patio door to conservatory.

### **Conservatory**

12' 8" x 11' 2" (3.85m x 3.41m)

Windows to all aspects, low level wall surround, with mains power connected, and French doors to the rear garden.

### **First Floor Landing**

9' 8" x 14' 8" (2.94m x 4.48m)

Window to front, doors to all bedrooms and family bathroom, with radiator, carpet flooring, and access to loft via ceiling hatch.

### **Bedroom 1**

16' 6" x 10' 11" (5.02m x 3.34m)

Window to rear, with radiator, carpet flooring, and door to en-suite.

### **En-suite**

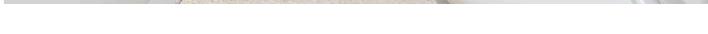
10' 4" x 6' 11" (3.15m x 2.10m)

Frosted window to front, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, partial wall tiling, with radiator, and tile effect vinyl flooring.

### **Bedroom 2**

13' 1" x 9' 0" (3.99m x 2.74m)

Window to rear, with radiator, and carpet flooring.



### Bedroom 3

9' 11" x 8' 8" (3.02m x 2.65m)

Window to rear, with radiator, and carpet flooring.

### Bedroom 4

8' 0" x 11' 2" (2.44m x 3.41m)

Window to front, with radiator, and carpet flooring.

### Bedroom 5

10' 0" x 6' 9" (3.04m x 2.05m)

Window to rear, with radiator, and carpet flooring.

### Family Bathroom

7' 1" x 6' 9" (2.16m x 2.07m)

Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, carpet flooring, and door to airing cupboard housing the hot water cylinder.

### Front Garden

Mainly laid to lawn, with mature shrubs, multiple trees, driveway leading to the double garage, and pathways leading to the front door and side access gate to the rear garden.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, with mature shrubs, multiple trees, field views, and side access gate to the front.

### Double Garage

16' 6" x 15' 9" (5.03m x 4.81m)

Two up and over doors to front, with mains power and lighting connected.

### Parking

The property benefits from a driveway leading to the double garage, providing off-road parking for two vehicles. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

### Agents Note

This property falls under a band E for the local council tax and costs approximately £2,730.63 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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