



**Lawsons**  
ESTATE AGENTS

**44 Hawthorn Walk, Thetford**

In Excess of **£200,000**

# 44 Hawthorn Walk

Thetford, IP24 2TD

Three-bedroom terraced house, ideally situated for families and commuters alike with easy access to the A11 and close proximity to well-regarded schools. The property has been thoughtfully maintained and features gas heating throughout, ensuring comfort and efficiency year-round. The welcoming layout includes a bright conservatory, perfect for relaxing or entertaining, as well as a family bathroom complemented by a convenient downstairs W/C. The kitchen offers ample space for culinary enthusiasts, and the generous lounge provides flexibility for family life. Additional benefits include a garage en-bloc. Call now to arrange your appointment and avoid missing out on this exceptional property.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- TERRACED HOUSE
- GAS HEATING
- EASY ACCESS TO THE A11
- CLOSE TO SCHOOLS
- FAMILY BATHROOM & DOWNSTAIRS W/C
- ENCLOSED REAR GARDEN
- GARAGE EN-BLOC
- CONSERVATORY
- CALL NOW TO ARRANGE A VIEWING!





### Hallway

3' 5" x 9' 2" (1.03m x 2.79m)

Openings to kitchen / diner and lounge, door to W/C, with wood effect flooring, and stairs to first floor landing.

### W/C

2' 8" x 5' 7" (0.82m x 1.71m)

Frosted window to side, low level W/C, wash basin with individual taps and tiled splashback over, with wood effect vinyl flooring.

### Kitchen / Diner

9' 7" x 11' 5" (2.93m x 3.48m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, space for freestanding cooker, fridge / freezer, and washing machine, with radiator, tile effect vinyl flooring, and door to storage cupboard.

### Lounge

16' 8" x 13' 0" (5.07m x 3.96m)

Window to rear, with radiator, wood effect flooring, and doors to understairs storage cupboard and conservatory.

### Conservatory

14' 1" x 9' 0" (4.29m x 2.75m)

Windows to all aspects, low level wall surround, with electric radiator, wood effect flooring, and French doors to the rear garden.

### First Floor Landing

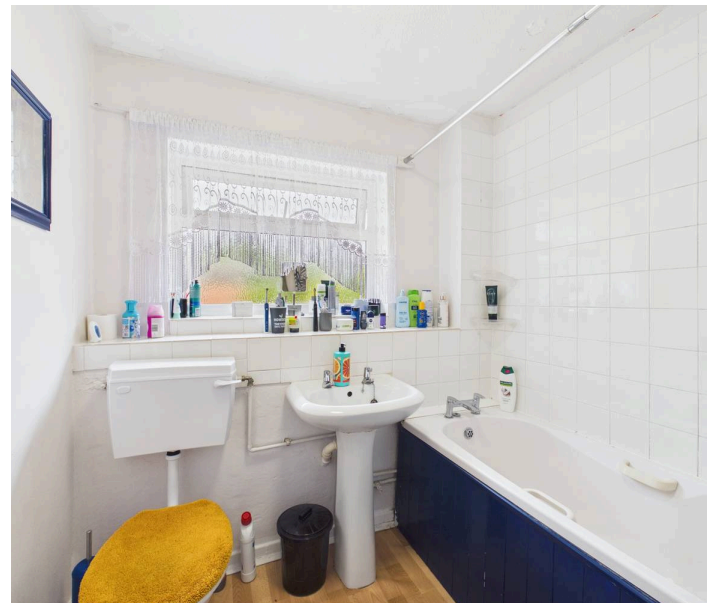
3' 9" x 10' 0" (1.15m x 3.04m)

Doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

### Bedroom 1

9' 7" x 11' 8" (2.93m x 3.56m)

Window to front, with built-in wardrobes, radiator, and carpet flooring.



### Bedroom 2

8' 10" x 10' 10" (2.69m x 3.30m)

Window to rear, with radiator, and carpet flooring.

### Bedroom 3

7' 7" x 8' 0" (2.30m x 2.44m)

Window to rear, with radiator, and carpet flooring.

### Bathroom

6' 11" x 5' 9" (2.10m x 1.75m)

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

### Front Garden

Mainly laid to lawn, with pathway leading to the front door, and shrubs to the side.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, with single border, shrubs, decking area to the far end, and rear access gate.

### Garage en bloc

The property benefits from a garage en-bloc offering secure parking or addition storage.

### Parking

The property also benefits from allocated parking to the front of the garage en-bloc with 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 B for the local council tax and costs approximately £1,955.87 per annum for 2026/27. The property is currently let with a tenant in situ, who is expected to vacate June 2026. For further 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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>65</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		

EU Directive 2002/91/EC

