



Lawsons
ESTATE AGENTS

31 Comfrey Way, Thetford
Guide Price £230,000 – £240,000

31 Comfrey Way

Thetford, IP24 2UU

Three-bedroom end-of-terrace house, perfectly situated within the sought-after Cloverfields development. The property boasts a recently renovated kitchen, a spacious lounge and dining area providing a welcoming environment with plenty of natural light, complemented by a convenient ground floor W/C and a well-appointed family bathroom upstairs. Gas heating ensures comfort throughout the seasons, while the overall layout is designed for easy, contemporary living. Early viewing is highly recommended to avoid disappointment - contact us today to arrange your viewing!

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- END-OF-TERRACE HOUSE
- GAS HEATING
- RECENTLY RENOVATED KITCHEN
- ENCLOSED REAR GARDEN
- FAMILY BATHROOM & GROUND FLOOR W/C
- SPACIOUS LOUNGE / DINER
- GARAGE & DRIVEWAY
- POPULAR CLOVERFIELDS DEVELOPMENT
- CALL NOW TO ARRANGE A VIEWING!

Hallway

3' 6" x 11' 5" (1.07m x 3.49m)

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





Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, space for freestanding fridge / freezer and washing machine, with tiled flooring.

Lounge / Diner

15' 3" x 17' 2" (4.66m x 5.23m)

Window to rear, built-in media wall with feature electric fire, with two upright radiators, carpet flooring, and French doors to the rear garden.

W/C

2' 11" x 6' 1" (0.88m x 1.86m)

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

First Floor Landing

2' 6" x 6' 6" (0.76m x 1.98m)

Doors to all bedrooms and family bathroom, with carpet flooring.

Bedroom 1

14' 0" x 10' 2" (4.26m x 3.10m)

Two windows to rear, built-in wardrobes, panelled feature wall, with radiator, and carpet flooring.

Bedroom 2

8' 6" x 11' 5" (2.59m x 3.49m)

Window to front, door to airing cupboard housing the gas fired combination boiler, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 3

7' 2" x 11' 0" (2.19m x 3.35m)

Window to front, with radiator, and carpet flooring.

Family Bathroom

4' 10" x 6' 8" (1.48m x 2.04m)

Bath unit with individual taps over, low level W/C, wash basin with mixer tap over, with partial wall tiling, radiator, and vinyl flooring.



Front Garden

Mainly laid to decorative shingle, with pathway leading to the front door.

Rear Garden

Enclosed rear garden, with patio area to the immediate rear of the property, tiered lawn area, shingled side garden, single door to garage, and side access gate returning to the front of the property.

Garage

The property benefits from a single garage, with up and over door to front, mains power and lighting connected, and single door to the rear garden.

Parking

The property benefits from a driveway to the front of the garage providing off-street parking.

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.

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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