

Lawsons
ESTATE AGENTS

47 Mackenzie Road, Thetford

£350,000

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Thetford, IP24 3NJ

We are delighted to present this attractive three bedroom detached house, perfectly positioned in a highly regarded location and offering a truly picturesque woodland outlook to the rear. The property has been thoughtfully designed to suit modern family living, featuring a spacious lounge that flows seamlessly into a separate dining room, ideal for entertaining or relaxing. The kitchen is complemented by a convenient utility room, while a family bathroom and ground floor W/C add to the home's practicality and comfort. With easy access to both the A11 and A134, commuting is effortless, and the ample off-street parking ensures space for multiple vehicles. Stepping outside, you are greeted by a private garden that backs onto tranquil woodland, providing a peaceful retreat and an ideal setting for al fresco dining or simply enjoying nature. The generous plot offers plenty of room for children to play or for keen gardeners to create their own outdoor haven. With its combination of serene surroundings, practical features and a sought-after location, this property is sure to attract significant interest. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer - call now to arrange your appointment.

Council Tax band: D

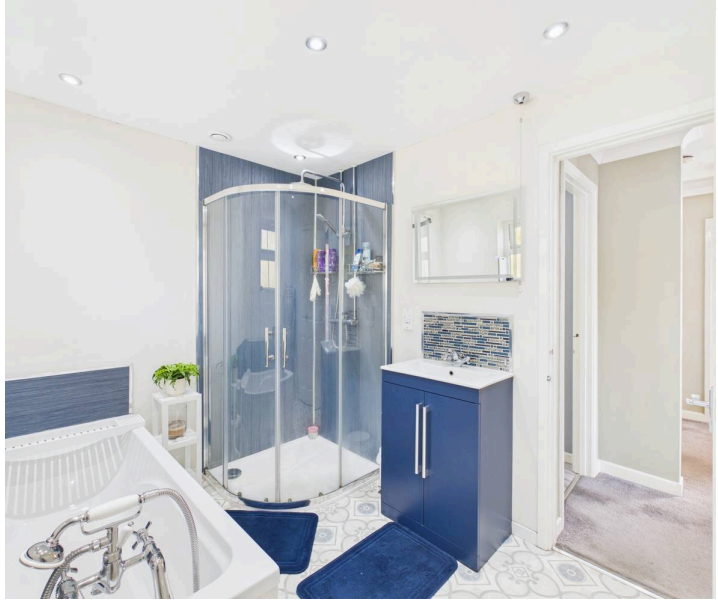
Tenure: Freehold

Entrance Hallway
17' 2" x 5' 4" (5.23m x 1.62m)
Frosted window to front, doors to kitchen, W/C, and two storage cupboards, with radiator, wood effect flooring, and stairs to first floor landing.

W/C
5' 9" x 5' 9" (1.74m x 1.74m)
Low level W/C, wash basin with mixer tap over and vanity storage beneath, with radiator, and wood effect flooring.













Kitchen
10' 6" x 13' 5" (3.19m x 4.09m)
Window to rear, matching wall and base units with worktop over, inset one bowl butler sink with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, space for freestanding cooker with cooker hood over, and fridge / freezer, with wood effect flooring, and doors to lounge and utility room.

Utility Room
11' 2" x 13' 5" (3.40m x 4.09m)
Space for American style fridge / freezer, washing machine, and dishwasher with worktop over, with wall units, water softener, tiled flooring, and doors to garage and rear garden.

Garage
16' 6" x 8' 8" (5.04m x 2.65m)
Up and over door to front, window to side, base units with inset 1 bowl sink unit and electric shower over, with single door to the utility room.

Lounge
27' 6" x 12' 1" (8.37m x 3.68m)
Window to front, two further windows to side, with two radiators, carpet flooring, and door to dining room.

Dining Room
11' 2" x 18' 1" (3.40m x 5.52m)
Window to both sides, with radiator, wooden parquet flooring, and French doors to front garden.

First Floor Landing
9' 7" x 4' 11" (2.91m x 1.51m)
Window to side, doors to all bedrooms, family bathroom, and W/C, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
14' 5" x 12' 2" (4.39m x 3.70m)
Window to front, built-in wardrobes, with radiator, and carpet flooring.

Bedroom 2
10' 6" x 12' 2" (3.19m x 3.72m)
Window to side, built-in wardrobes, with radiator, and carpet flooring.

Family Bathroom
6' 11" x 8' 9" (2.11m x 2.67m)
Frosted window to rear, bath with mixer tap and shower attachment over, separate shower cubicle with mixer tap shower, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, tile effect vinyl flooring, spotlighting, and doors to airing cupboard housing the hot water cylinder.

W/C
3' 3" x 6' 0" (1.00m x 1.83m)
Frosted window to side, low level W/C, with wood effect flooring.

Front Garden

Mainly laid to lawn, with mature shrubs, hedging, driveway leading to the single garage*, with pathways leading to the front door, and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, patio area to the immediate rear of the property, further decking area, space for a large garden shed, with mature hedging, and side access gate to the front.

Parking

The property benefits from a large driveway to the front, providing ample off-street parking. 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 D for the local council tax and costs approximately £2,514.69 per annum for 2026/27. The garage has been partitioned internally with a stud wall positioned behind the up-and-over door, meaning vehicle access is currently unavailable from the front. The stud wall could be removed relatively easily, allowing the garage to be reinstated to its original configuration if desired. We have been advised by our vendors that the water softener supplies softened water throughout the entirety of the property. The electric vehicle charging point is excluded from the sale but may be available by separate negotiation. Please contact the office for further details.



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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