



Lawsons
ESTATE AGENTS

58 Arlington Way, Thetford
In Excess of **£550,000**

58 Arlington Way

Thetford, IP24 2DZ

Nestled in the highly sought-after location, this remarkable 5 Bedroom Detached House is a true gem waiting to be discovered. The property boasts five spacious bedrooms, including two en-suites, a lounge, sitting room, office, and a modern kitchen/breakfast room. Renovated and extended, this home also features a dining room perfect for family gatherings.

Council Tax band: F Tenure: Freehold

Hallway

14' 3" x 12' 11" (4.35m x 3.93m)

Doors to office, lounge, sitting room, kitchen/breakfast room and under-stairs storage cupboard two windows to front, radiator and Karndean flooring.

Office

6' 9" x 10' 5" (2.07m x 3.18m)

Two windows to front, radiator and Karndean flooring.

Lounge

16' 9" x 10' 10" (5.11m x 3.31m)

French doors with two side windows to the rear garden, beautiful media wall with space for a large tv and sound bar, bio ethanal fire with glass shelving to both sides, radiator and carpet flooring.

Sitting Room

10' 3" x 11' 4" (3.12m x 3.46m)

Two windows to front, radiator and Karndean flooring.





Kitchen/Breakfast Room

13' 0" x 17' 10" (3.97m x 5.43m)

Window to rear, beautiful modern kitchen with base units, K-Life worktop over, matching up-stand splash backs, inset 1 and half bowl sink unit, and Karndean flooring. Two Built in Neff ovens with hide away doors and plate warmer. Further built in Neff induction hob, dishwasher, 60/40 fridge/freezer, bin storage, large pan draws and larder cupboard. Worcester gas combination boiler located within base cupboard, built in breakfast bar, radiator, door to utility room and opening to dining room.

Utility Room

6' 6" x 5' 8" (1.99m x 1.73m)

Wall units, worktop with space for washing machine, tumble dryer and fridge/freezer, Karndean flooring, sliding door to hidden pantry & door to downstairs cloakroom.

Wc

3' 1" x 5' 7" (0.94m x 1.70m)

Low level WC with concealed cistern, vanity style wash basin with storage under and Karndean flooring.

Dining Room

11' 7" x 17' 6" (3.53m x 5.33m)

The stunning dining room offers an abundance of natural light with skylight window fitted with mood lighting, further windows to both sides and large bi folding doors leading to the rear garden, radiator, Karndean flooring and door to side.

Landing

8' 5" x 12' 10" (2.57m x 3.92m)

Doors to all bedrooms, bathroom and airing cupboard, loft hatch, radiator and carpet flooring.

Bedroom 1

14' 6" x 12' 1" (4.41m x 3.69m)

Two windows to rear, radiator, carpet flooring and door to walk in wardrobe and en-suite.



En Suite

5' 4" x 6' 9" (1.62m x 2.05m)

Window to rear, large double width shower cubical with rainfall shower over, low level WC with concealed cistern, vanity style wash basin with storage under, fully tiled walls and flooring with recessed storage, heated towel rail and extractor fan.

Walk In Wardrobe

3' 7" x 7' 9" (1.10m x 2.37m)

Large built in storage with double hanging rails, shelving and carpet flooring.

Bedroom 2

9' 3" x 9' 9" (2.82m x 2.98m)

Two windows to front, radiator, carpet flooring and door to en-suite.

En Suite 2

4' 8" x 5' 1" (1.43m x 1.55m)

Large double width shower cubical with rainfall shower over, low level WC with concealed cistern, vanity style wash basin with storage under, part wall tiling, tiled flooring and extractor fan.

Bedroom 3

11' 7" x 10' 11" (3.54m x 3.34m)

Two windows to front, radiator and carpet flooring.

Bedroom 4

12' 0" x 10' 3" (3.67m x 3.13m)

Window to rear, radiator and carpet flooring.

Bedroom 5

8' 11" x 8' 9" (2.73m x 2.66m)

Window to front, radiator, carpet flooring and built in wardrobe.

Bathroom

6' 6" x 6' 8" (1.97m x 2.02m)

Window to rear, bath with rainfall shower over, glass shower screen, low level WC with concealed cistern, vanity style wash basin with storage under, part wall tiling and vinyl flooring and heated towel rail.



FRONT GARDEN

The property occupies a large corner plot with the front garden being mainly laid to shingle with tiled step and storm porch to the front.

REAR GARDEN

The large rear garden is mainly laid to lawn with a generous decking area to the immediate rear, Further sunken seating area, mature shrubs and trees with shingle area to the side, door leading to the double garage and side gate leading to the front garden and driveway.

Double garage

The property benefits from a double garage, with mains power and lighting connected, providing off-road parking.

Parking

The property benefits from a driveway leading to the double garage providing further off-road parking.

Agents Note

This property falls under a band F for the local council tax and costs approximately £3,075.18 per annum for 2024/25.

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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