



Lawsons
ESTATE AGENTS

17 Sorrel Drive, Thetford
Guide Price £290,000 – £300,000

17 Sorrel Drive

Thetford, IP24 2YJ

4 Bedroom Detached House boasting ample accommodation options for families. The property offers an enhanced living experience with an open-plan kitchen / diner, perfect for hosting gatherings. The family bathroom, complete with a separate W/C, ensures convenience for busy mornings. The principal bedroom offers luxury with its en-suite, while the gas heating system adds comfort throughout.

Council Tax band: D Tenure: Freehold

Hallway

3' 0" x 15' 8" (0.91m x 4.78m)

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

w/c

2' 10" x 6' 3" (0.87m x 1.91m)

Frosted window to side, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and wood effect flooring.

Kitchen

8' 4" x 13' 9" (2.55m x 4.20m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob, and dishwasher, space for freestanding fridge / freezer, and washing machine, with tiled flooring, spotlighting, opening to dining area, and door to side.





Dining Area

9' 3" x 12' 5" (2.81m x 3.78m)

Base units with worktop over, integrated breakfast bar, with radiator, tiled flooring, spotlighting, and French doors to the lounge and rear garden.

Lounge

11' 8" x 16' 6" (3.56m x 5.04m)

Bay window to front, feature electric fireplace with surround, with carpet flooring, French doors to dining room, and single door returning to the hallway.

First Floor Landing

5' 8" x 4' 9" (1.72m x 1.45m)

Window to side, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring.

Bedroom 1

9' 2" x 13' 4" (2.80m x 4.07m)

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

En-suite

8' 6" x 3' 9" (2.59m x 1.15m)

Frosted window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, partial wall tiling, with heated towel rail, and tile effect vinyl flooring.

Bedroom 2

9' 1" x 10' 0" (2.78m x 3.04m)

Window to rear, built-in wardrobes / storage, with radiator, and wood effect flooring.

Bedroom 3

8' 9" x 10' 2" (2.66m x 3.10m)

Window to front, with radiator, and carpet flooring.

Bedroom 4

8' 8" x 6' 7" (2.64m x 2.01m)

Window to rear, with radiator, carpet flooring, and access to loft via ceiling hatch.



Family Bathroom

5' 8" x 7' 0" (1.72m x 2.13m)

Frosted window to side, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, heated towel rail, and tile effect vinyl flooring.

Garage

7' 4" x 16' 3" (2.24m x 4.96m)

Window to front, with mains power and lighting connected, electric radiator, French doors to rear garden, and single door to store Room.

Store Room

8' 6" x 11' 1" (2.60m x 3.37m)

Singe doors to rear garden, and garage.

Front Garden

Mainly laid to shingle, with pathway leading to the front door, and driveway leading to the garage.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, shingle area to the far, with pathways leading to the garage, store room, and side access gate to the driveway.

Parking

The property benefits from a driveway to the side of the property providing off-road parking, with further on-street parking available on a first come, first served basis.

Agents Note

This property falls under an D band for the local council tax and costs approximately £2,389.15 per annum for 2025/26. The vendors have advised us that the dishwasher is currently not in working order. Buyers should be aware that this appliance may require repair or replacement.



Anti-Money Laundering Regulations
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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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