



17 Harwood Avenue

Thetford, IP24 2LY

Three bedroom semi-detached house, perfectly situated in a sought-after residential area close to reputable schools. This attractive home features a welcoming lounge and dining area, a conservatory ideal for relaxing or entertaining, and gas central heating throughout. The kitchen is complemented by ample storage and workspace, while the family bathroom and en-suite provide comfort and convenience for the whole family. The property also benefits from a private driveway, ensuring parking is never an issue. Call now to arrange your viewing and avoid missing out on this exceptional property. Council Tax band: B

Tenure: Freehold

Hallway

5' 10" x 6' 4" (1.77m x 1.94m)

Doors to kitchen, lounge / diner, and family bathroom, with radiator, wood effect flooring, and stairs to first floor landing.

Kitchen

8' 4" x 12' 3" (2.55m x 3.73m)

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





Family Bathroom

5' 9" x 5' 7" (1.75m x 1.70m)

Frosted window to front, bath unit with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall tiling, radiator, wood effect flooring, and spotlighting.

Lounge / Diner

14' 6" x 12' 0" (4.43m x 3.65m)

Window to conservatory, with radiator, wood effect flooring, and patio door to conservatory.

Conservatory

12' 10" x 9' 3" (3.90m x 2.81m)

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

First Floor Landing

5' 0" x 5' 10" (1.52m x 1.77m)

Doors to all bedrooms, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

14' 6" x 9' 3" (4.43m x 2.81m)

Window to front, built-in wardrobe with lighting, with radiator, carpet flooring, and door to en-suite.

En-suite

4' 6" x 4' 2" (1.37m x 1.26m)

Window to front, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, and wood effect flooring.

Bedroom 2

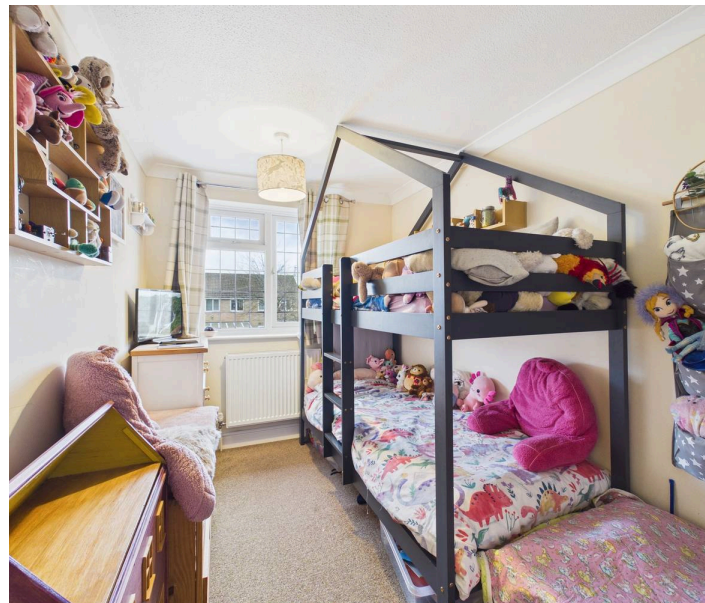
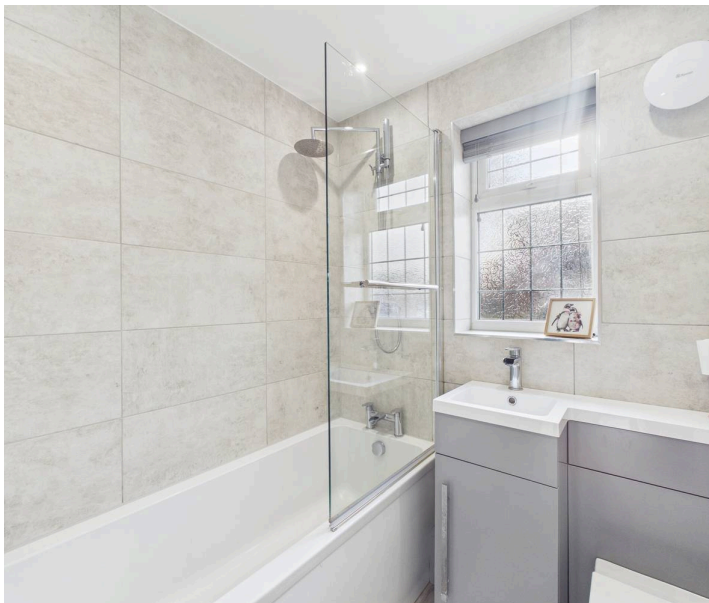
7' 2" x 12' 2" (2.18m x 3.72m)

Window to rear, with radiator, carpet flooring, and hatch to over stairs storage cupboard.

Bedroom 3

7' 2" x 9' 4" (2.19m x 2.84m)

Window to rear, with radiator, and carpet flooring.



Front Garden

Mainly laid to lawn, with driveway and pathway leading to the front door, and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, with decking area to the immediate rear of the property, areas laid to lawn, woodchip, and patio, with outside power supply, space for a garden shed, and side access gate to the front.

Driveway

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

On street

Further on-street parking is available nearby on a first come, first served basis.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26. The property benefits from eight solar panels that supply electricity to the home and are capable of feeding surplus energy back into the grid. For more 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.

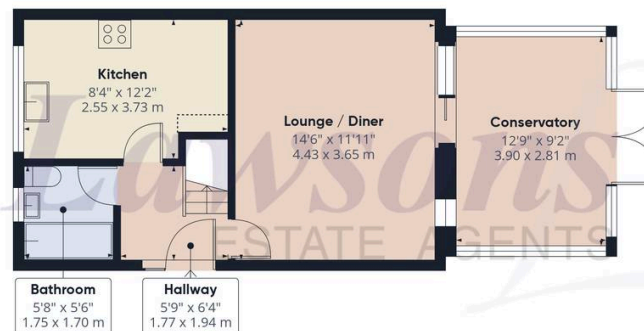
Financial Advice

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.

Lawsons Estate Agents
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Ground Floor



Floor 1

Approximate total area[®]
812 ft²
75.4 m²

Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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