



**Lawsons**  
ESTATE AGENTS

11 Highlands, Thetford  
£280,000

# 11 Highlands

Thetford, IP24 1JE

Detached house, ideally situated in a popular and convenient location. This spacious family home is comprised of a kitchen, lounge, dining room, sitting room / fourth bedroom, and a handy downstairs W/C on the ground floor, with three further bedrooms and a family bathroom upstairs. The property is offered with no onward chain and benefits from gas heating. With easy access to the A11, this home is perfect for commuters and families alike. Call now to arrange your viewing and avoid missing out on this exceptional property.

Council Tax band: D Tenure: Freehold

## Lobby

4' 9" x 8' 4" (1.46m x 2.55m)

Low level wall surround, windows to front and side, with carpet flooring, and door to hallway.

## Hallway

5' 6" x 12' 6" (1.68m x 3.80m)

Doors to kitchen, lounge, bedroom 4 / sitting room, and W/C, with carpet flooring, and stairs to first floor landing.

## Kitchen

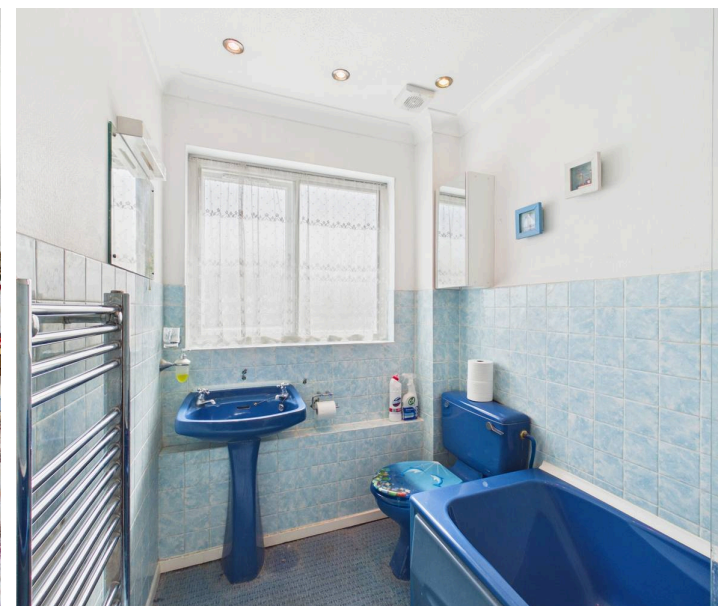
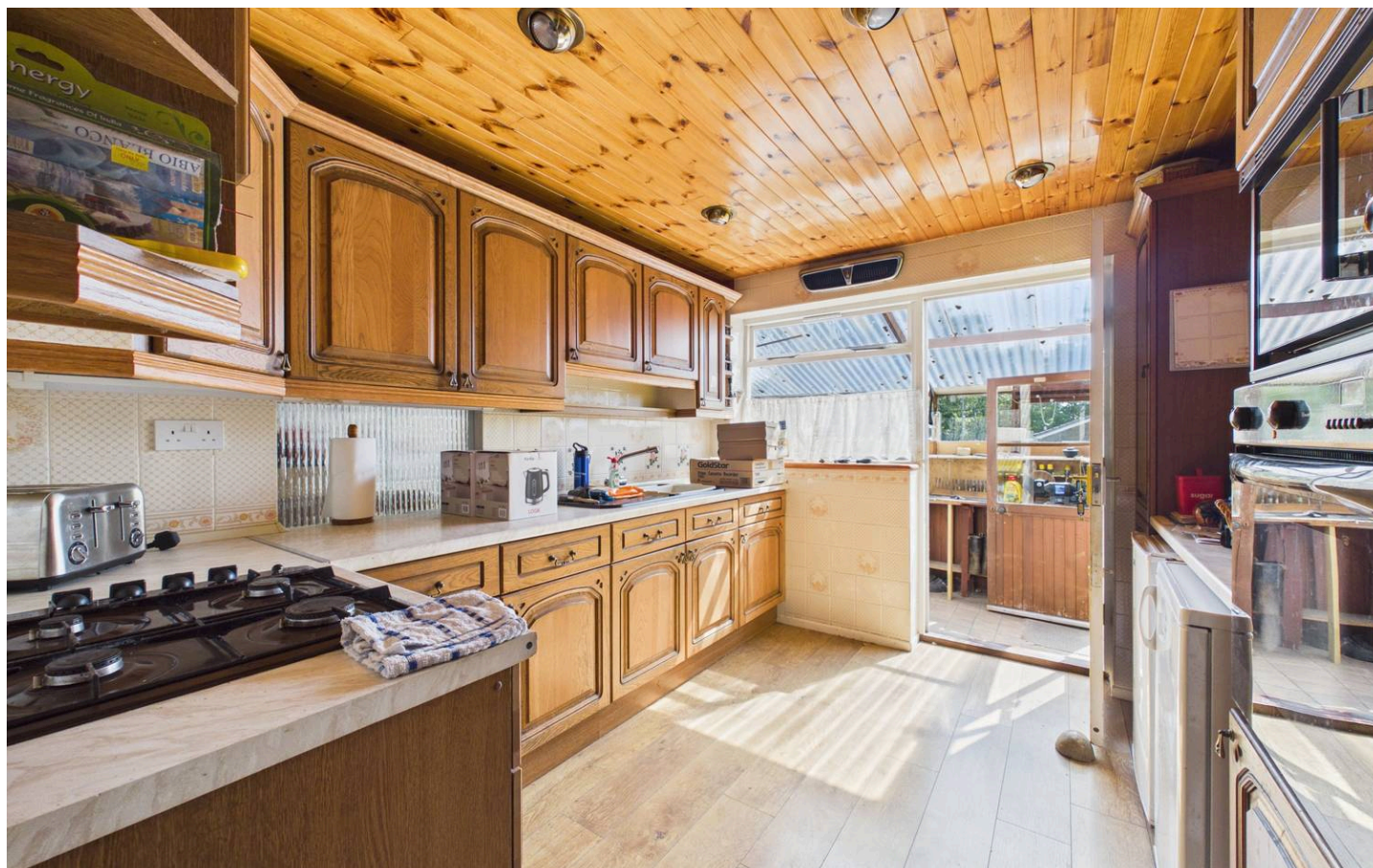
10' 7" x 9' 7" (3.23m x 2.91m)

Window to lean-to / sunroom, 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, space for undercounter fridge and freezer, with wood effect flooring, spotlighting, hatch to dining room, and door to lean-to / sunroom.

## Lean-to / Sunroom

6' 4" x 14' 4" (1.92m x 4.38m)

Windows to rear and side, space for washing machine, with workbench, tiled flooring, and door to rear garden.





#### Lounge

18' 0" x 11' 9" (5.48m x 3.58m)

Window to front, with feature fire surround, radiator, carpet flooring, and opening to dining room.

#### Dining Room

10' 6" x 7' 7" (3.21m x 2.30m)

Window to rear, with radiator, carpet flooring, and hatch to kitchen.

#### Bedroom 4 / Sitting Room

10' 7" x 9' 7" (3.22m x 2.91m)

Window to rear, with radiator, and carpet flooring.

#### W/C

5' 7" x 2' 5" (1.69m x 0.74m)

Frosted window to front, low level W/C, wash basin with individual taps over, with radiator, and carpet flooring.

#### First Floor Landing

2' 9" x 15' 2" (0.84m x 4.63m)

Window to front, doors to bedroom 1, bedroom 2, bedroom 3, family bathroom, and airing cupboard, with carpet flooring, and access to loft via ceiling hatch.

#### Bedroom 1

10' 8" x 10' 1" (3.25m x 3.08m)

Window to rear, built-in wardrobes, with radiator, and carpet flooring.

#### Bedroom 2

10' 2" x 11' 11" (3.10m x 3.63m)

Window to side, built-in wardrobe and separate storage cupboard, with radiator, and carpet flooring.

#### Bedroom 3

10' 9" x 9' 7" (3.27m x 2.92m)

Window to rear, built-in wardrobe / storage cupboard, with radiator, and carpet flooring.

#### Family Bathroom

7' 6" x 5' 3" (2.29m x 1.61m)

Frosted window to rear, bath with individual taps and separate mixer tap shower over, low level W/C, wash basin with individual taps over, with partial wall tiling, heated towel rail, spotlighting, and carpet flooring.



### Front Garden

Enclosed front garden, mainly laid to lawn, with multiple trees, hedging to front and side, with pathway leading to the front patio area, front door, and side access gate to the rear garden.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, with pathway leading to the front door, single door to garage, and side access gate to the front garden.

### 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 leading to the single garage providing 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 property is currently going through probate, 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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