Lawsons
ESTATE AGENTS

52 Arlington Way, Thetford

Guide Price **£600,000 - £625,000**

52 Arlington Way

Thetford, IP24 2DZ

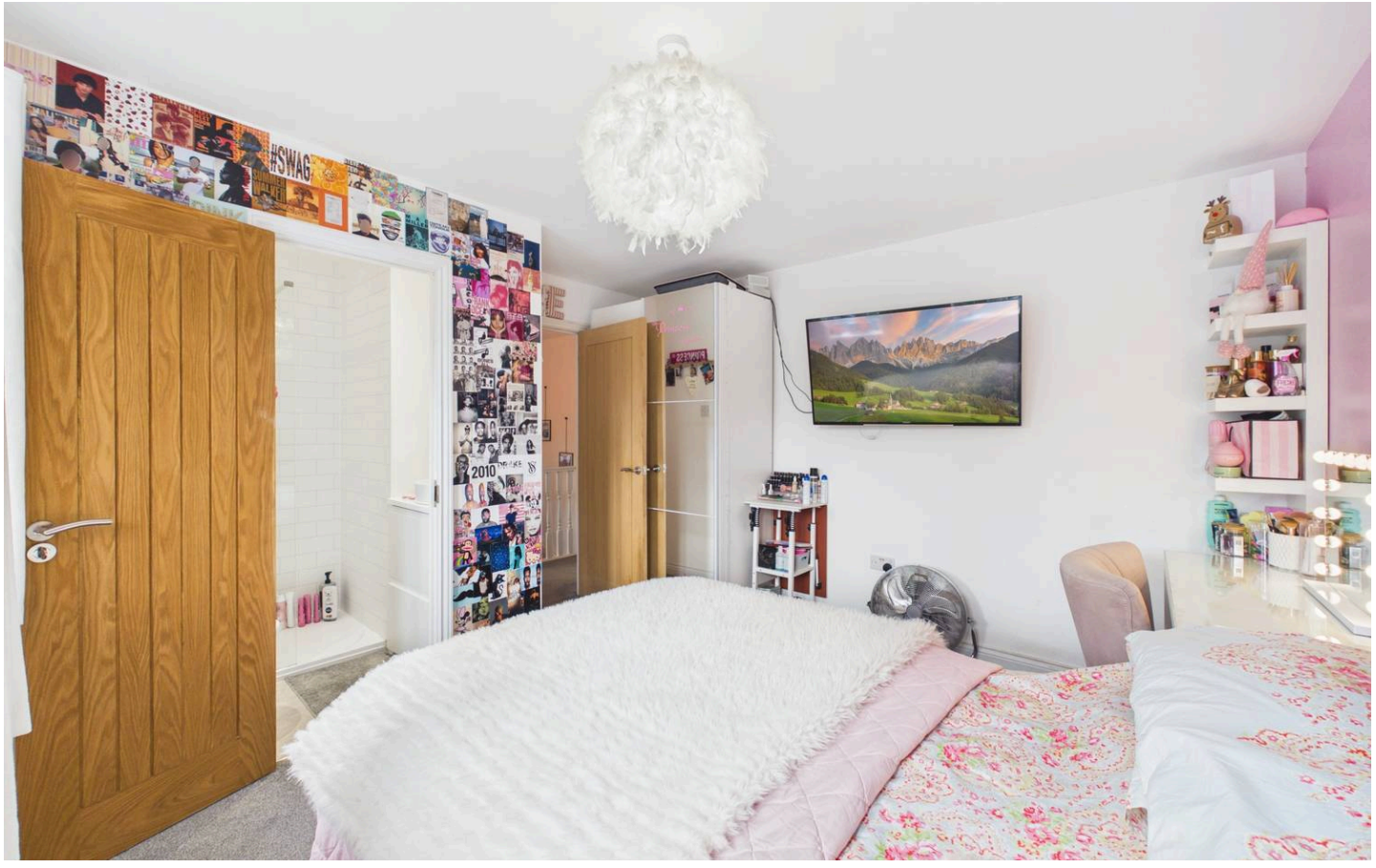
Five-bedroom detached family home, perfectly positioned in a highly sought after location with nearby river and forest walks. Thoughtfully designed for modern living, the property boasts two luxurious en-suites, a stylish family shower room, and a convenient ground floor W/C. The spacious kitchen / breakfast room is equipped with high-quality appliances, complemented by elegant finishes throughout, ensuring comfort and practicality for every member of the household. An EV charger is also included, catering to the needs of eco-conscious buyers. Set on a generous plot, ideal for relaxing or entertaining outdoors. The double garage and driveway offer ample parking and storage solutions, providing added convenience for busy families. With its exceptional features and prime location, this property is a rare find. Call now to arrange your visit and secure this stunning family residence.

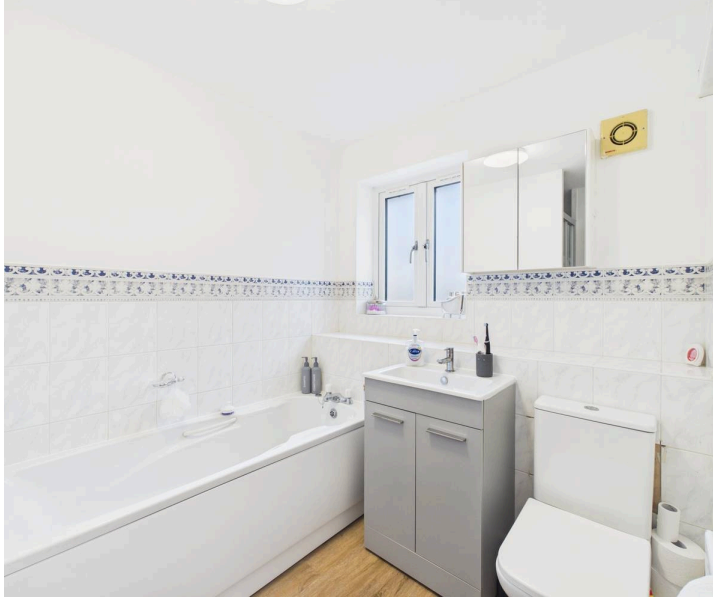
Council Tax band: F Tenure: Freehold

Entrance Hallway
13' 9" x 14' 3" (4.18m x 4.35m)
Window to side, doors to kitchen / breakfast room, dining room, lounge, study, W/C, and understairs storage cupboard, with radiator, wood effect tiled flooring, spotlighting, and stairs to first floor landing.

Kitchen / Breakfast Room
23' 10" x 13' 1" (7.27m x 4.00m)
Two windows to rear, matching wall and base units with worktop over, inset 1.5 bowl sink with mixer tap over, integrated electric double oven and hob with cooker hood over, fridge, freezer, dishwasher, and bin store, with radiator, wood effect tiled flooring, spotlighting, and bi-fold doors to the rear garden.

Dining Room
11' 4" x 10' 3" (3.46m x 3.12m)
Two windows to front, with radiator, and carpet flooring.





Lounge
12' 1" x 16' 8" (3.68m x 5.09m)
Feature fireplace, with two radiators, carpet flooring, and Bi-fold doors to rear.

Study
10' 4" x 6' 8" (3.15m x 2.02m)
Two windows to front, with radiator, and carpet flooring.

W/C
2' 7" x 7' 3" (0.80m x 2.20m)
Frosted window to side, low level W/C, wash basin with mixer tap over and vanity storage beneath, with radiator, wood effect tiled flooring, and motion sensor spotlighting.

First Floor Landing
12' 11" x 12' 3" (3.94m x 3.74m)
Doors to all bedrooms, family bathroom, and airing cupboard with space and plumbing for stacked washing machine and tumble dryer, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
12' 1" x 12' 4" (3.69m x 3.76m)
Two windows to rear, with radiator, carpet flooring, and door to en-suite.

En-suite 1
6' 8" x 8' 3" (2.03m x 2.51m)
Frosted window to rear, bath with mixer tap over, separate shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, radiator, and wood effect flooring.

Bedroom 2
9' 9" x 11' 2" (2.97m x 3.40m)
Two windows to front, with radiator, carpet flooring, and door to en-suite.

En-suite 2
5' 1" x 4' 8" (1.54m x 1.42m)
Shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, vinyl flooring, and motion sensor spotlighting.

Bedroom 3
11' 0" x 11' 8" (3.35m x 3.55m)
Two windows to front, with radiator, and carpet flooring.

Bedroom 4
10' 3" x 12' 1" (3.12m x 3.69m)
Two windows to rear, with radiator, and carpet flooring.

Bedroom 5
8' 6" x 8' 10" (2.59m x 2.68m)
Two windows to front, opening to storage recess, with radiator, and carpet flooring.

Family Bathroom
6' 10" x 6' 6" (2.08m x 1.99m)
Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, vinyl flooring, and motion sensor spotlighting.

Front Garden

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

Rear Garden

Generously sized enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, single door to double garage, and side access gate to front.

Double garage

The property benefits from a double garage, with two up and over doors to front, mains power and lighting connected, and single door to the rear garden.

Parking

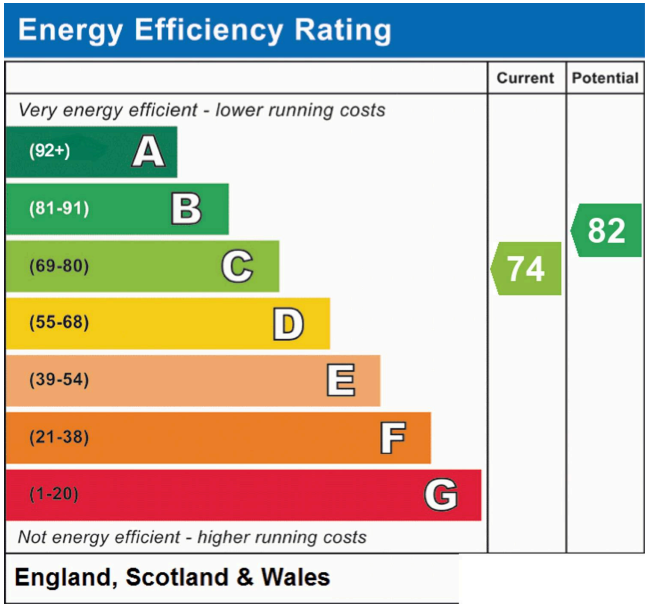
The property benefits from a driveway leading to the double garage providing ample-off street parking. The property also benefits from an electric vehicle charging point. For more information, please contact the office.

Agents Note
This property falls under a band F for the local council tax and costs approximately £3,387.68 per annum for 2026/27.

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
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk