



Magnolia House Lime Kiln Lane

Thetford, IP24 2BU

We are delighted to present this impressive four-bedroom detached family home, ideally located close to the town and local amenities, offering both comfort and convenience for modern living. Thoughtfully designed, the property boasts a spacious lounge perfect for relaxing and entertaining, a dedicated dining room for family gatherings, and a well-appointed kitchen complemented by a practical utility room. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a stylish family bathroom and an additional ground floor W/C, ensuring ample facilities for a growing family. With generous proportions throughout and a layout that encourages both privacy and togetherness, this home delivers a wonderful setting for everyday life. Additional features include a double garage and a private driveway. Opportunities like this are rare, so call now to arrange a viewing and secure your chance to make this exceptional property your new home.

Council Tax band: E Tenure: Freehold

Entrance Hallway

9' 2" x 8' 2" (2.80m x 2.49m)

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

Kitchen / Breakfast Room

18' 11" x 12' 5" (5.77m x 3.79m)

Window to rear, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated dishwasher and wine cooler, space for Rangemaster cooker with cooker hood over, and American style fridge / freezer, with radiator, wood effect flooring, and doors to utility room, and rear garden.





Utility Room

9' 3" x 4' 7" (2.81m x 1.40m)

Window to side, wall and base units with worktop over, space and plumbing for washing machine, with radiator, and tiled flooring.

Dining Room

9' 1" x 3' 3" (2.76m x 0.99m)

Window to front, with radiator, and wood effect flooring.

Lounge

12' 11" x 21' 1" (3.93m x 6.43m)

Window to front, feature log burner with surround, with radiator, wood effect flooring, and bi-fold door to rear.

W/C

9' 1" x 3' 3" (2.76m x 0.99m)

Frosted window to side, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, and tiled flooring.

First Floor Landing

13' 0" x 8' 6" (3.97m x 2.60m)

Window to front, doors to all bedrooms and family bathroom, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

13' 0" x 12' 8" (3.95m x 3.87m)

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

En-suite

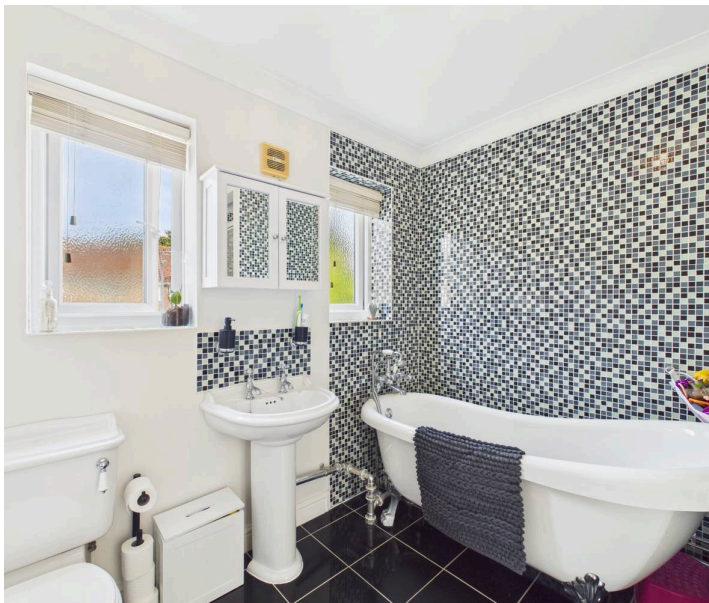
6' 0" x 7' 10" (1.84m x 2.40m)

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, and full wall and floor tiling.

Bedroom 2

12' 8" x 12' 3" (3.86m x 3.73m)

Window to rear, with radiator, and carpet flooring.



Bedroom 3

12' 6" x 10' 6" (3.80m x 3.21m)
Window to front, with radiator, and carpet flooring.

Bedroom 4

9' 9" x 8' 0" (2.97m x 2.45m)
Window to front, with radiator, and carpet flooring.

Family Bathroom

8' 11" x 8' 8" (2.72m x 2.65m)
Two frosted windows to side, bath with mixer tap and shower attachment over, separate shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with partial wall tiling, heated towel rail, and tiled flooring.

Front Garden

Mainly laid to a brick weave driveway, with areas laid to lawn, a single tree to the front, with two side access gates providing access to the wrap-around rear garden.

Rear Garden

The property benefits from a wrap-around rear garden, laid to a combination of paving and lawn areas, with multiple trees, hedging to the rear, single door to double garage, and two side access gates returning to the front of the property.

Double garage

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

Parking

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

Agents Note

This property falls under a band E for the local council tax and costs approximately £3,073.51 per annum for 2026/27.



Approximate total area ⁽¹⁾
1824 ft ²
169.6 m ²
Reduced headroom
26 ft ²
2.4 m ²

(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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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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