



Lawsons
ESTATE AGENTS

67 Fairfields, Thetford
Guide Price £200,000 – £210,000

67 Fairfields

Thetford, IP24 1JN

We are thrilled to present this beautifully maintained three-bedroom terraced house, ideally situated within a popular development that offers both convenience and a welcoming community atmosphere. The property boasts a modern kitchen fitted with sleek units and contemporary appliances, perfect for anyone who enjoys cooking or entertaining, while the spacious lounge/diner provides a versatile area for relaxing or hosting guests. Additional features include a practical downstairs cloakroom and a well-appointed family bathroom complete with a separate shower cubicle for added comfort. All three bedrooms are generously sized, making this home ideal for families or those needing extra space for a home office. The location is superb, being within walking distance of a range of reputable schools and offering easy access to the A11 for effortless commuting. The property further benefits from a garage en-bloc, providing secure storage or parking. This is a fantastic opportunity to secure a stylish, well-located home – call now to arrange your viewing and avoid missing out.

Council Tax band: B

Tenure: Freehold

Hallway

5' 4" x 8' 4" (1.63m x 2.55m)

Doors to downstairs cloakroom, under stairs storage cupboard, further storage cupboard, kitchen, and lounge/diner, stairs to first floor landing, radiator, laminate flooring, and window to front.





Downstairs WC

2' 10" x 5' 3" (0.86m x 1.61m)

Window to front, low level W.C, vanity style wash basin with storage under, and laminate flooring.

Kitchen

9' 10" x 12' 4" (2.99m x 3.76m)

Range of wall and base units with work surfaces over, inset one bowl ceramic sink unit with mixer tap over, tiled splashbacks, window to rear, built in double tower oven, electric hob with cooker hood over, space for washing machine, and fridge freezer, laminate flooring, and door to rear garden.

Lounge / Diner

10' 5" x 20' 10" (3.18m x 6.35m)

Window to front and rear, radiator, and laminate flooring.

Landing

10' 2" x 2' 9" (3.10m x 0.83m)

Doors serving all bedrooms, bathroom, and airing cupboard housing gas combination boiler, access to loft, and carpet flooring.

Bedroom 1

11' 8" x 10' 5" (3.55m x 3.18m)

Window to rear, radiator, and carpet flooring.

Bedroom 2

10' 0" x 12' 4" (3.04m x 3.76m)

Window to rear, radiator, and carpet flooring.

Bedroom 3

7' 0" x 10' 2" (2.13m x 3.11m)

Window to front, radiator, and carpet flooring.

Bathroom

9' 9" x 5' 7" (2.96m x 1.69m)

With suite comprising of bath, vanity style wash basin with storage under, low level W.C, separate shower cubicle, part wall tiling, vinyl flooring, heated towel rail and window to front.



Front Garden

Mainly laid to lawn with low level picket fencing to front and side, gate and pathway leading to the front door with views over open green to the front.

Rear Garden

The rear garden is mainly laid to lawn with pathway leading to a brick built shed and steps to a raised seating area to the rear of the garden, with woodchip beds and apple tree.

On street

The property has on road parking with parking bays available on a first come first serve basis.

Garage en bloc

The property benefits from a single garage located within a bloc, with up and over door to front.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,955.87 per annum for 2026/27. The photos used are for marketing purpose only and was taken in January 2024. The vendors have advised that new gutters were fitted to the property in June 2026 and benefit from a 10-year warranty. For further information, please contact our office.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawsons 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.

