



**Lawsons**  
ESTATE AGENTS

18 Tennyson Way, Thetford  
£270,000



# 18 Tennyson Way

Thetford, IP24 1LD

Nestled in a HIGHLY REGARDED AREA close to schools and amenities, this three Bedroom Semi-Detached House is a true gem waiting to be discovered. The property boasts a lounge and sitting room, modern kitchen/diner, and a convenient garage/workshop. The three bedrooms offer comfortable living space, while the shower room adds a touch of modern convenience. Step outside to the DELIGHTFUL SOUTH FACING REAR GARDEN, perfect for relaxing or entertaining, complete with a large brick weave patio area and mature shrubs. With a driveway featuring electric car charging, this home offers both style and sustainability.

Council Tax band: B / Tenure: Freehold

## Porch

6' 6" x 4' 2" (1.99m x 1.26m)

Door to lounge and carpet flooring.

## Lounge

17' 4" x 11' 11" (5.29m x 3.63m)

Window to front, radiator, carpet flooring, door to under stairs storage cupboard, double doors to kitchen / diner and stairs to first floor landing.

## Kitchen / Diner

17' 3" x 10' 6" (5.27m x 3.21m)

Window to rear, shaker style wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and tiled flooring, space for range cooker with cooker hood over, built in fridge freezer, dishwasher and washing machine, radiator and sliding patio doors to sitting room.







### Sitting Room

17' 7" x 8' 6" (5.35m x 2.60m)

Built on a low level brick base with windows to side and rear, radiator, laminate flooring and French doors to the rear garden.

### First Floor Landing

6' 1" x 9' 6" (1.85m x 2.89m)

Doors to all bedrooms, bathroom and airing cupboard, loft hatch, window to side, radiator and carpet flooring.

### Bedroom 1

11' 0" x 10' 8" (3.36m x 3.24m)

Window to rear, radiator and carpet flooring.

### Bedroom 2

8' 7" x 12' 1" (2.61m x 3.69m)

Window to front, radiator and carpet flooring.

### Bedroom 3

8' 9" x 7' 6" (2.66m x 2.28m)

Window to front, radiator and carpet flooring.

### Shower Room

6' 1" x 5' 4" (1.85m x 1.62m)

Window to rear, shower cubicle with electric shower, part wall tiling and tiled flooring, low-level WC with concealed cistern, vanity style wash basin with storage under and heated towel rail.

### Front Garden

The front garden is mainly laid to lawn with a selection of mature shrubs and plant borders, low level fencing to the side and enclosed decking leading to the front door.





Rear Garden

The beautiful south facing rear garden has been landscaped by the current owners to offer a large brick weave patio area to the immediate rear with the rest being mainly laid to lawn. The garden also features an array of mature shrubs and plant borders with raised sleeper beds, pathways leading to a delightful summer house garage/workshop and further seating area located behind the summer house, with external power socket and double gates returning to the driveway and front garden.

Garage

The large garage/workshop has an up and over garage door to front, window to side and power and lights connected.

Driveway

The property offers ample off road parking with large driveway located to the side of the property with electric car charging installed.

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.

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](mailto:sales@lawsonsestateagents.co.uk)  
[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

