

Lawsons
ESTATE AGENTS

16 Pennycress Drive, Thetford

In Excess of **£195,000**

16 Pennycress Drive

Thetford, IP24 2TU

We are delighted to present this chain free two bedroom semi-detached house, ideally positioned within a popular development offering easy access to the A11. This well-proportioned home features a welcoming entrance hall with a convenient downstairs WC, a spacious family bathroom, and two comfortable bedrooms. The bright and airy living spaces are perfect for modern living, while the kitchen is thoughtfully designed for both practicality and style. With no onward chain, this property presents a fantastic opportunity for first-time buyers or investors looking for a smooth purchase.

Outside, the property boasts a front garden mainly laid to gravel, complemented by a low-level hedge and a pathway leading to the front door. The rear garden is perfect for families and entertaining, featuring a generous decking area, a lawn bordered by a pathway, and a brick-built BBQ for al fresco dining. A rear gate provides direct access to two allocated parking spaces, ensuring convenience for residents. With its excellent outdoor amenities and sought-after location, this home is not to be missed. Call now to arrange your viewing and secure this wonderful property.

Council Tax band: B

Tenure: Freehold

Hallway
3' 6" x 12' 0" (1.07m x 3.66m)
Doors to downstairs WC, kitchen, and doorway to lounge, laminate flooring, radiator, under stair storage cupboard and stairs to first floor landing.

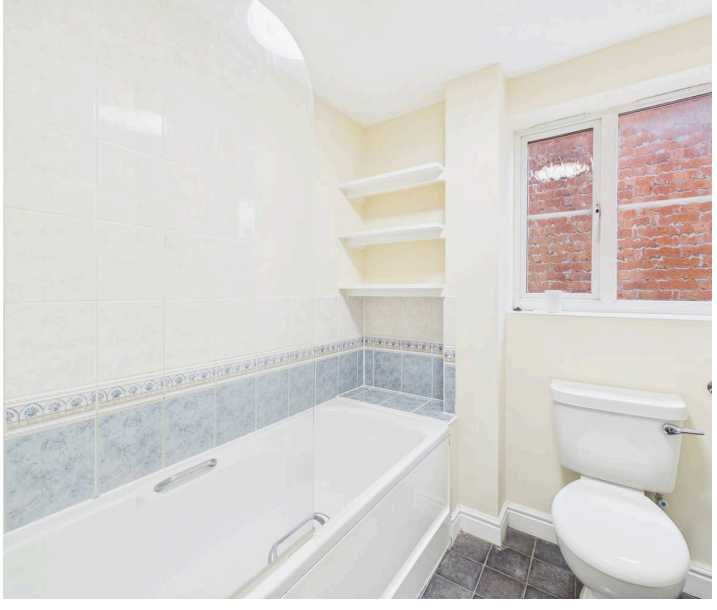












Downstairs WC
2' 9" x 5' 2" (0.85m x 1.57m)
Low-level WC, wash basin, radiator, extractor fan and vinyl flooring.

Kitchen
6' 6" x 12' 0" (1.97m x 3.67m)
Window to front, wall and base units with worktop over, inset one bowl sink unit with dual taps over, tiled splashback, built in single oven, gas hob with cooker Hood over, space for washing machine and fridge freezer, wall mounted gas combination boiler within wall cupboard, radiator and tiled flooring.

Lounge
13' 3" x 11' 3" (4.04m x 3.43m)
French doors with two side light windows to rear, radiator and laminate flooring.

First Floor Landing
3' 5" x 6' 4" (1.03m x 1.92m)
Doors to both bedrooms, bathroom, loft hatch and carpet flooring.

Bedroom 1
11' 2" x 8' 4" (3.40m x 2.53m)
Window to rear, radiator, laminate flooring and two built in double wardrobes.

Bedroom 2
11' 2" x 8' 5" (3.40m x 2.56m)
Two windows to front, radiator, laminate flooring, built in shelving units, built-in wardrobe and door to airing cupboard.

Bathroom
6' 6" x 6' 4" (1.97m x 1.94m)
Window side, bath with mixer tap and shower attachment over, glass shower screen, low-level WC, wash basin, radiator, built-in storage and shelving units, vinyl flooring and extractor fan.

Front Garden

The front garden is mainly laid to gravel with a low-level hedge and pathway leading to the front door.

Rear Garden

The rear garden has a decking area immediately to the rear of the property, with the remainder being mainly laid to lawn. A pathway leads through the garden to the rear gate, providing access to two allocated parking spaces beyond. The garden also benefits from a brick-built BBQ, making it an ideal space for outdoor entertaining.

Allocated parking

The property offers two allocated parking spaces located to the rear of the property.

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 vendor has advised that a new boiler was installed in 2020, which came with a 10-year warranty. Subject to the warranty being transferable to a new owner, approximately four years of cover should remain. For further 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.

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