



Lawsons
ESTATE AGENTS

19 Benbow Road, Thetford
£260,000

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Thetford, IP24 2TW

Three-bedroom semi-detached house, thoughtfully extended to the front and perfectly positioned for easy access to the A11. Inside, the property boasts a spacious layout that caters to modern family living, featuring three well-proportioned bedrooms and inviting living areas. The kitchen is well equipped, blending functionality with style and offering ample storage and workspace. The bathroom is designed with comfort in mind, providing a relaxing retreat at the end of the day. Additional highlights include the integral garage*, as well as a private driveway for convenient off-street parking. Arrange your viewing today to secure this fantastic opportunity.

Council Tax band: B

Tenure: Freehold

Entrance Hallway

9' 6" x 2' 11" (2.90m x 0.90m)

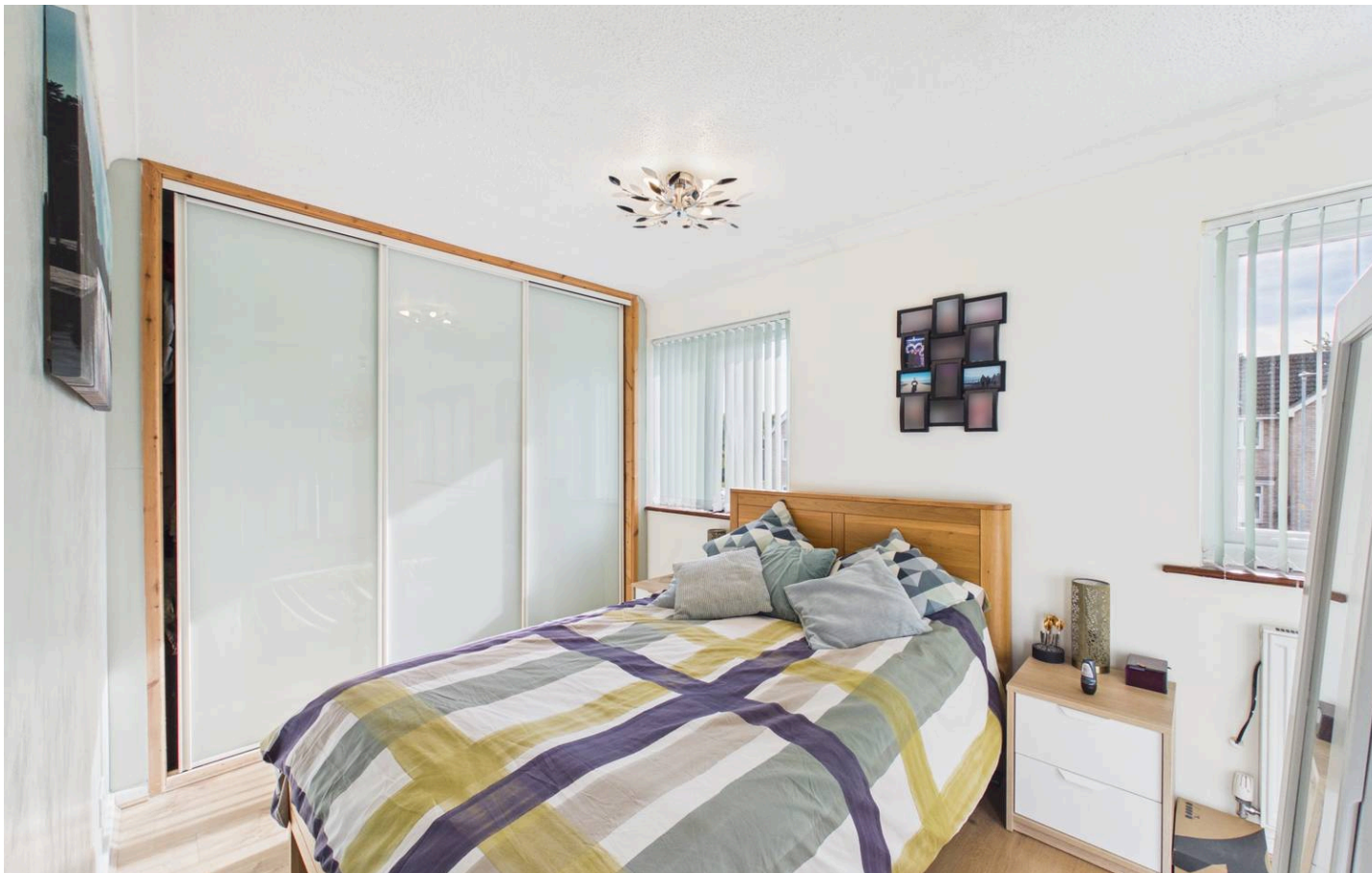
Doors to utility, lounge, W/C, and understairs storage cupboard, with radiator, and tiled flooring.

Utility

7' 1" x 8' 2" (2.16m x 2.48m)

Window to side, matching wall and base units with worktop over, cupboard enclosed gas fired combination boiler, with tiled flooring, spotlighting, and openings to dining area and kitchen.





Kitchen

9' 2" x 10' 6" (2.80m x 3.20m)

Window to front, matching wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, fridge, freezer, dishwasher, and washing machine, with tiled flooring.

Dining Area

11' 0" x 8' 2" (3.35m x 2.48m)

With radiator, wood effect flooring, and spotlighting.

Lounge

18' 3" x 13' 2" (5.56m x 4.02m)

Window to rear, with two radiators, wood effect flooring, bi-fold doors to rear garden, and stairs to first floor landing.

First Floor Landing

2' 5" x 7' 9" (0.74m x 2.35m)

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

Bedroom 1

10' 3" x 8' 2" (3.12m x 2.49m)

Two windows to front, built-in wardrobes, with radiator, wood effect flooring, and door to en-suite.

En-suite

5' 7" x 2' 6" (1.71m x 0.76m)

Shower cubicle with electric shower, wash basin with mixer tap over, with full wall tiling, wood effect vinyl flooring, and spotlighting.

Bedroom 2

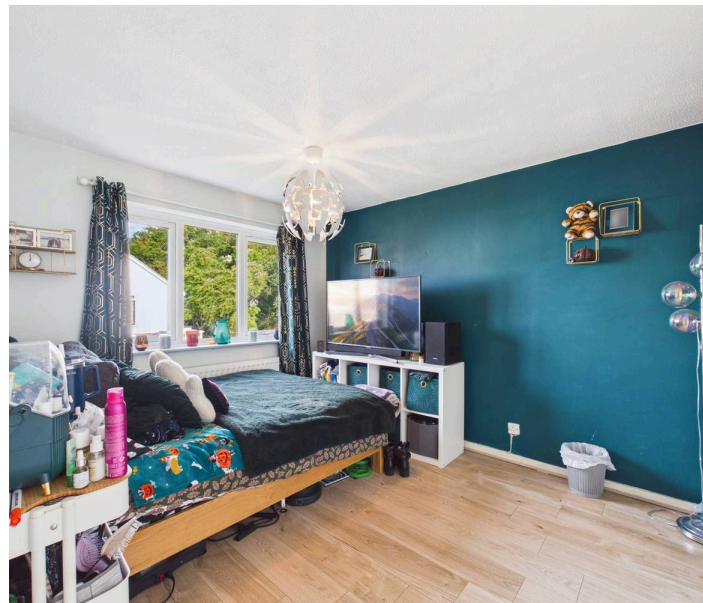
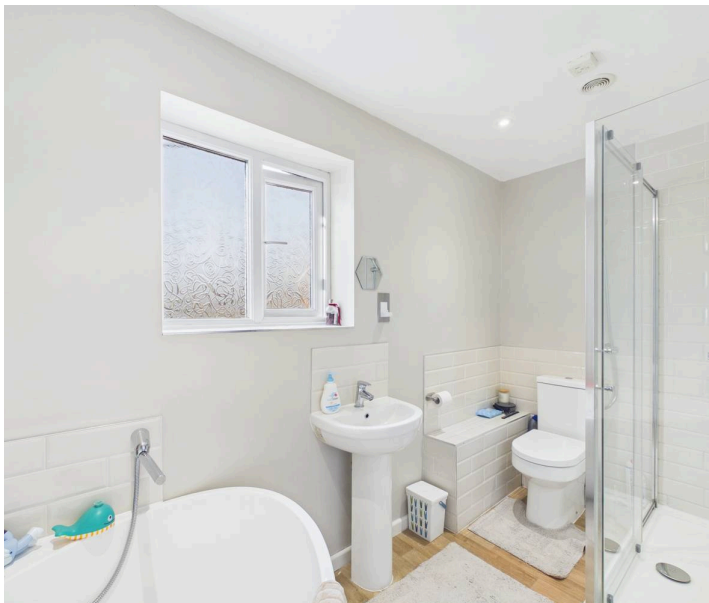
9' 6" x 11' 3" (2.89m x 3.42m)

Window to rear, built-in wardrobes, with storage recess, radiator, and wood effect flooring.

Bedroom 3

8' 5" x 6' 8" (2.57m x 2.04m)

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



Family Bathroom

5' 8" x 10' 11" (1.73m x 3.34m)

Frosted window to side, bath with mixer tap and shower attachment over, separate shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, wood effect vinyl flooring, and spotlighting.

Front Garden

Laid to decorative shingle and lawn, with driveway leading to the garage, pathway leading to the front door, and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, multiple shrubs, hedging to one side, and side access gate returning to the front of the property.

Garage

The property benefits from an integral garage* to the front of the property, with electric roller door to front, and mains power and lighting connected.

Driveway

The property benefits from a driveway leading to the garage, providing off-street parking.

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. Please note that the original garage has been partially converted and reduced in size to accommodate the dining area, resulting in a smaller remaining garage space than would typically be expected. Prospective purchasers should satisfy themselves as to the suitability of the remaining garage area for their intended use.

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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