



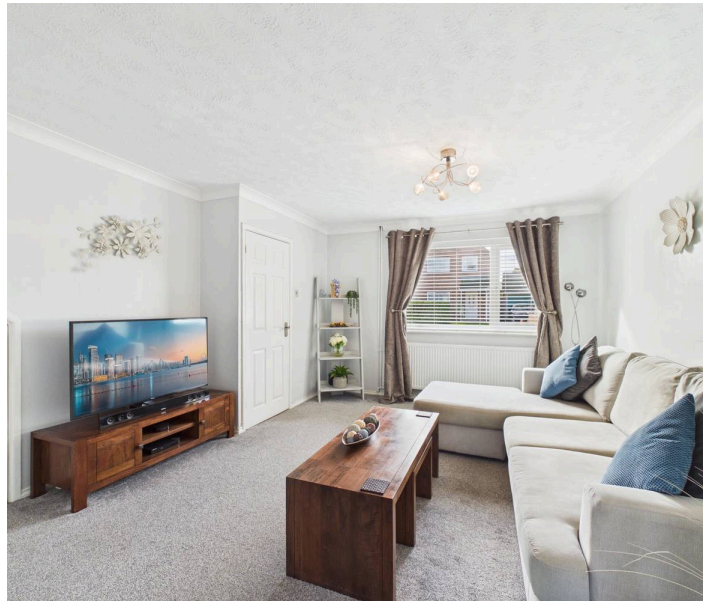
49 Tennyson Way

Thetford, IP24 1LD

Three bedroom detached house, ideally situated with easy access to the A11 and close to local schools and the leisure centre, making it perfect for families and commuters alike. Step inside to discover a thoughtfully designed interior featuring a spacious lounge that offers an inviting atmosphere for relaxation and entertaining, complemented by a dedicated dining room that provides ample space for family meals or dinner parties. The property benefits from gas heating throughout, ensuring comfort during the colder months, while the modern family bathroom is both practical and stylish. Additional features include a garage and driveway, providing convenient off-road parking and secure storage. This is a wonderful opportunity to secure a home that combines comfort, convenience, and a sought-after location. Early viewing is highly recommended, so call now to arrange a visit and avoid missing out on this exceptional property.

Council Tax band: C Tenure: Freehold

- ENCLOSED REAR GARDEN
- GARAGE & DRIVEWAY
- DINING ROOM
- EASY ACCESS TO THE A11
- THREE BEDROOMS
- GAS HEATING
- NEAR TO SCHOOLS AND LEISURE CENTRE
- SPACIOUS LOUNGE
- FAMILY BATHROOM
- CALL NOW TO ARRANGE A VIEWING!





Porch

5' 2" x 3' 2" (1.57m x 0.96m)

Window to side, with tiled flooring, and door to hallway.

Hallway

4' 8" x 6' 0" (1.41m x 1.82m)

Door to lounge, with carpet flooring, and stairs to first floor landing.

Lounge

12' 9" x 13' 7" (3.88m x 4.15m)

Window to front, with radiator, carpet flooring, door to understairs storage cupboard, and opening to dining room.

Dining Room

8' 6" x 10' 9" (2.59m x 3.27m)

Windows to rear, door to kitchen, with radiator, carpet flooring, and French doors to rear garden.

Kitchen

7' 3" x 10' 8" (2.22m x 3.26m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, space for freestanding gas cooker with cooker hood over, fridge / freezer, washing machine, and dishwasher, with tile effect flooring, and door to rear garden.

First Floor Landing

6' 2" x 9' 1" (1.89m x 2.76m)

Window to side, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

8' 6" x 12' 6" (2.60m x 3.82m)

Window to front, with radiator, and carpet flooring.



Bedroom 2

9' 5" x 11' 9" (2.88m x 3.58m)

Window to rear, with radiator, and carpet flooring.

Bedroom 3

7' 3" x 9' 0" (2.20m x 2.74m)

Window to front, with radiator, and carpet flooring.

Bathroom

6' 2" x 5' 5" (1.88m x 1.66m)

Frosted window to rear, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, with full wall tiling, heated towel rail, and vinyl flooring.

Front Garden

Mainly laid to lawn, with driveway leading to the garage, pathway leading to the front door, and side access alleyway to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, small decking area, single door to garage, and side access gate to the front garden.

Garage

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

Parking

The property benefits from a driveway leading to the single garage, providing off-street parking. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,235.28 per annum for 2026/27.



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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