



Lawsons
ESTATE AGENTS

19 Collingwood Way, Thetford
£230,000

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Thetford, IP24 2TE

Three bedroom semi-detached house, ideally positioned for easy access to the A11 and close to a range of local amenities. The property offers a spacious lounge, a kitchen / diner perfect for family meals or entertaining, and a convenient downstairs W/C in addition to the family bathroom upstairs. Gas heating ensures year-round comfort, while the thoughtful layout provides ample space for both relaxation and daily living. To the rear, you'll find an enclosed garden, ideal for children to play safely or for enjoying outdoor gatherings in privacy. With its prime location and excellent features, this home is sure to attract plenty of interest. Call now to arrange your viewing and secure this fantastic opportunity before it's gone.

Council Tax band: B

Tenure: Freehold

Entrance Hallway

3' 1" x 6' 6" (0.94m x 1.99m)

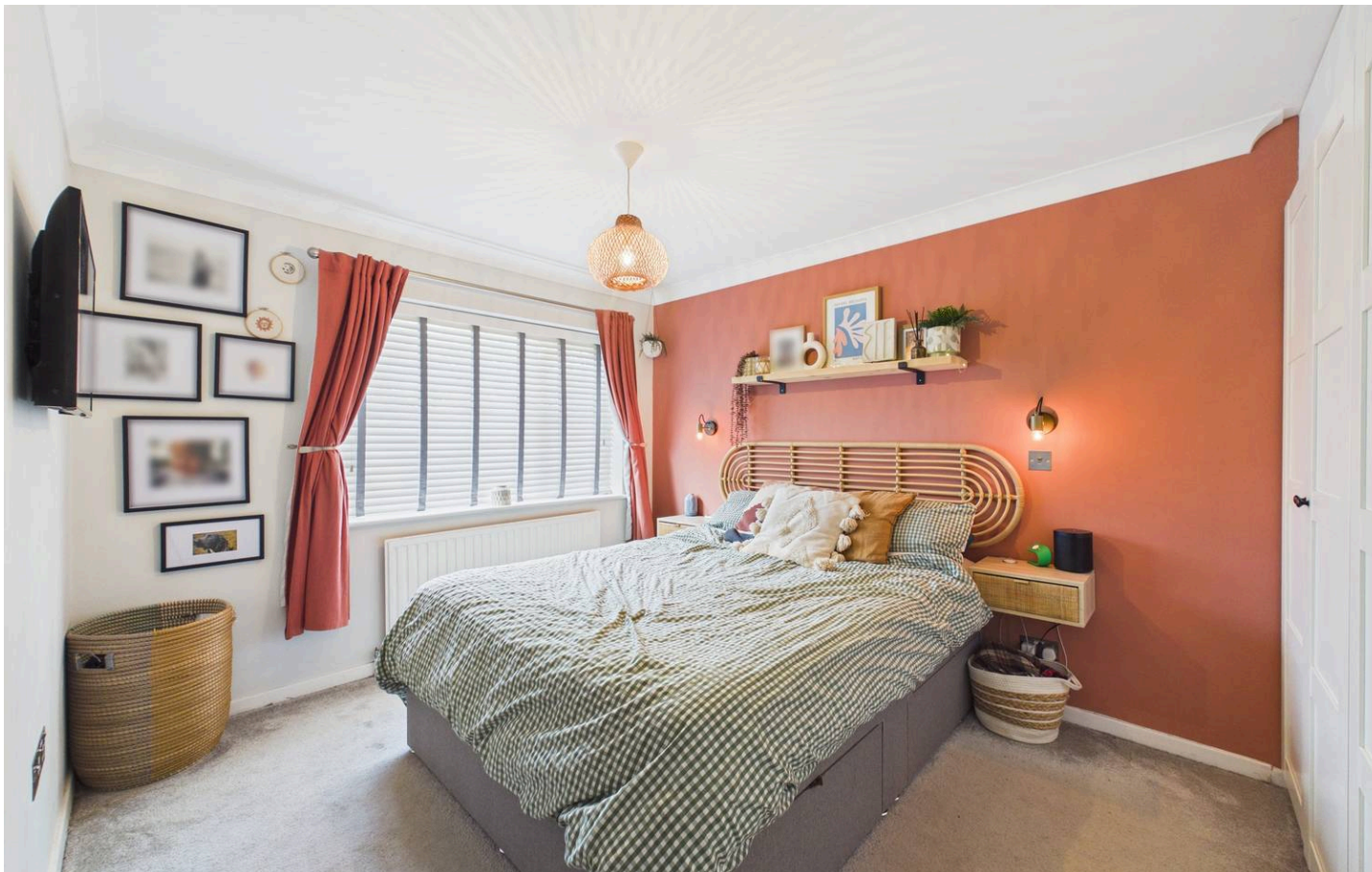
Doors to W/C and lounge, with radiator, and tiled flooring.

w/c

2' 11" x 6' 3" (0.88m x 1.90m)

Frosted window to front, low level W/C, wash basin with mixer tap over and vanity storage beneath, with tiled flooring.





Lounge

16' 10" x 12' 11" (5.12m x 3.94m)

Dual aspect windows to front and side, with radiator, wood effect flooring, opening to kitchen / diner, and stairs to first floor landing.

Kitchen / Diner

16' 8" x 11' 7" (5.07m x 3.54m)

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 cooker, fridge / freezer, and washing machine, with radiator, wood effect flooring, and French doors to the rear garden.

First Floor Landing

5' 7" x 10' 11" (1.69m x 3.32m)

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

Bedroom 1

9' 7" x 10' 10" (2.91m x 3.30m)

Window to rear, with built-in wardrobes, radiator, and carpet flooring.

Bedroom 2

8' 2" x 11' 9" (2.50m x 3.58m)

Dual aspect windows to front and side, with radiator, and carpet flooring.

Bedroom 3

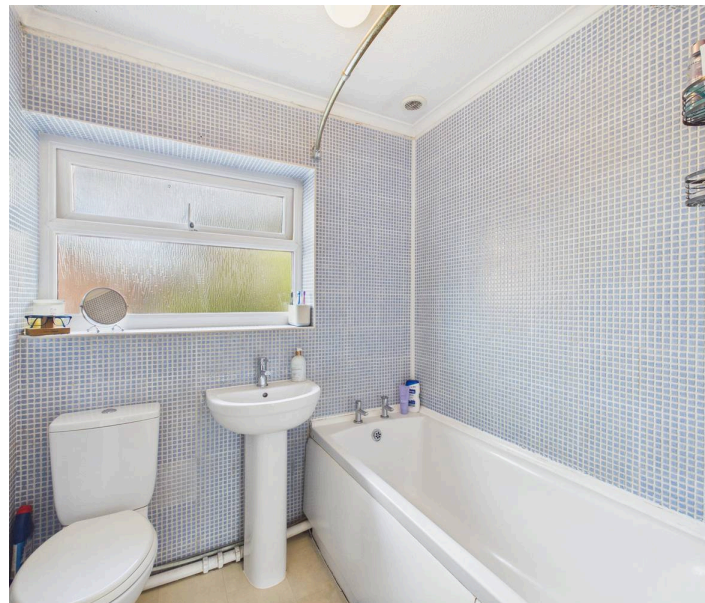
8' 1" x 7' 6" (2.47m x 2.28m)

Window to front, built-in wardrobe / storage cupboard, with radiator, and wood effect flooring.

Bathroom

6' 10" x 5' 8" (2.08m x 1.73m)

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



Front Garden

Mainly laid to lawn, with shrub borders, pathways leading to the front door and side access gate to the rear garden, and enclosed bin store.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with decking area to the immediate rear of the property, mature shrubs, and pathway leading to the side access gate to the front.

Garage en bloc

The property benefits from a garage en-bloc offering secure parking or addition storage.

Allocated parking

The property also benefits from allocated parking to the front of the garage en-bloc.

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.

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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