Lawsons
ESTATE AGENTS

17 Pennycress Drive, Thetford

In Excess of **£325,000**

17 Pennycress Drive

Thetford, IP24 2TU

Four-bedroom link-detached house, ideally positioned for easy access to the A11. The property has been thoughtfully designed with modern family living in mind, featuring a spacious kitchen / diner perfect for both everyday meals and entertaining guests. The principal bedroom benefits from its own en-suite, while a practical utility room and a bright conservatory further enhance the home's appeal. With four well-proportioned bedrooms, this residence offers ample space for a growing family or those seeking flexible accommodation. Outside, the property boasts an enclosed rear garden, providing a safe and private space for children to play or for relaxing in the warmer months. The garage and driveway offer convenient off-road parking and additional storage solutions. This is a fantastic opportunity to secure a beautifully maintained home in a sought-after location. Call now to arrange a viewing and experience all this property has to offer.

Council Tax band: D

Tenure: Freehold

Entrance Hallway
9' 3" x 3' 8" (2.81m x 1.11m)
Doors to kitchen / diner, lounge, W/C, and understairs storage cupboard, with radiator, and tiled flooring.

Kitchen / Diner
20' 5" x 8' 2" (6.22m x 2.50m)
Windows to front and rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated dishwasher, space for freestanding cooker with cooker hood over and American style fridge / freezer, with radiator, tiled flooring, spotlighting, and opening to utility room.

Utility Room
5' 2" x 6' 8" (1.57m x 2.03m)
Matching wall and base units with worktop over, space and plumbing for stacked washing machine and tumble dryer, with heated towel rail, tiled flooring, spotlighting, and door to rear garden.

Lounge
20' 4" x 10' 11" (6.20m x 3.34m)
Window to front, feature fire surround, with two radiators, carpet flooring, spotlighting, and French doors to conservatory.

Conservatory
9' 2" x 8' 6" (2.80m x 2.59m)
Windows to all aspects, low level wall surround, with tiled flooring, and French doors to rear garden.

W/C
5' 1" x 2' 9" (1.54m x 0.84m)
Low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and tiled flooring.

First Floor Landing
2' 11" x 13' 0" (0.88m x 3.96m)
Doors to all bedrooms, family bathroom, and airing cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
9' 0" x 11' 0" (2.75m x 3.35m)
Window to rear, built-in wardrobes, with radiator, carpet flooring, and door to en-suite.

En-Suite
5' 1" x 6' 4" (1.56m x 1.94m)
Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, with radiator, and tile effect flooring.

Bedroom 2
10' 11" x 8' 4" (3.33m x 2.54m)
Window to rear, built-in wardrobe, with radiator, and carpet flooring.

Bedroom 3
9' 3" x 9' 1" (2.83m x 2.77m)
Window to front, built-in wardrobe, with radiator, and carpet flooring.

Bedroom 4
6' 2" x 8' 4" (1.87m x 2.55m)
Window to front, built-in wardrobe / storage, with radiator, and carpet flooring.

Family Bathroom
6' 3" x 6' 6" (1.90m x 1.97m)
Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, and tile effect flooring.

Front Garden

Mainly laid to lawn, with hedging to one side, driveway, and pathway leading to the front door.

Rear Garden

Beautifully maintained and landscaped, two tier enclosed rear garden. Mainly laid to a large patio area to the immediate rear of the property, with area laid to lawn, gates to side and rear, and single door to garage.

Garage

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

Parking

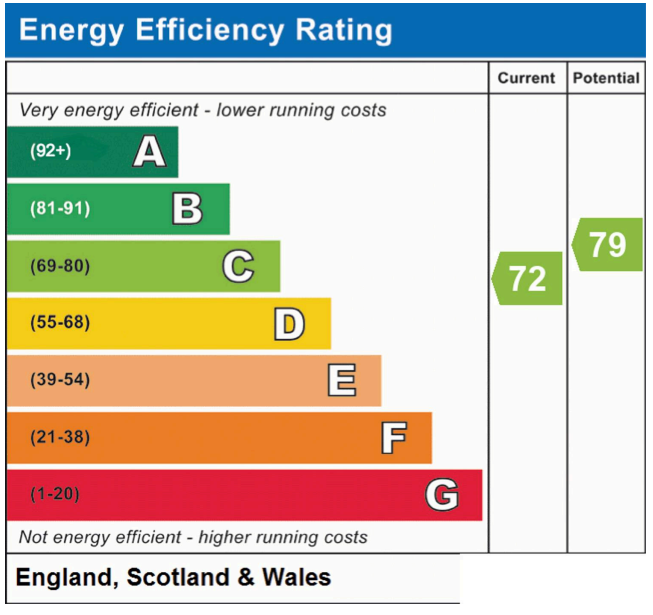
The property also benefits from driveway parking to the front and rear, providing off-street parking.

Agents Note
This property falls under a band D for the local council tax and costs approximately £2,514.69 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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