



**Lawsons**  
ESTATE AGENTS

**11 Pennycress Drive, Thetford**  
Guide Price £300,000 – £325,000



# 11 Pennycress Drive

Thetford, IP24 2TU

4-bedroom detached house boasting a GARAGE\* and DRIVEWAY in a desirable neighbourhood with easy access to the A11. Featuring a FAMILY SHOWER ROOM and SEPARATE W/C for practicality, alongside a CONSERVATORY adding that touch of elegance. The property offers modern amenities such as GAS HEATING, an EN-SUITE for added convenience, and is conveniently located close to town and amenities. Call now to arrange a viewing!

Council Tax band: C

Tenure: Freehold

## Hallway

13' 6" x 3' 7" (4.11m x 1.08m)

Doors to downstairs W/C, kitchen, lounge, and storage cupboard, with radiator, and stairs to first floor landing.

## w/c

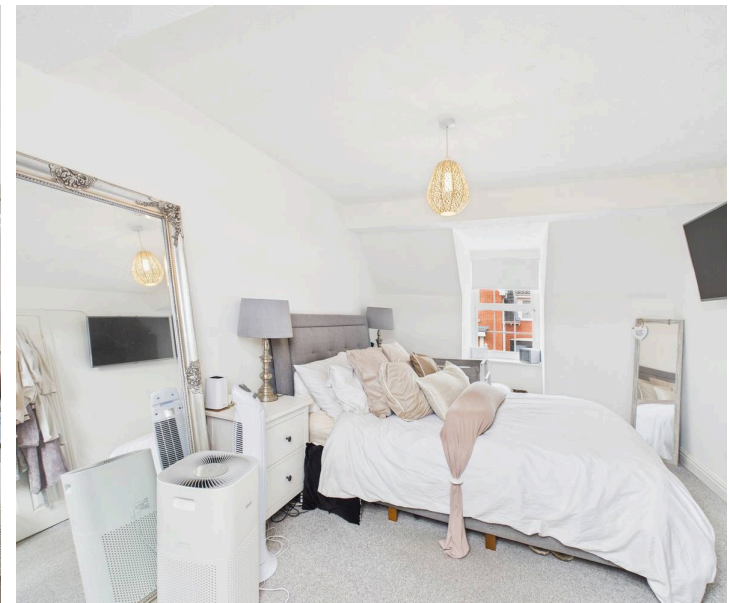
5' 3" x 2' 10" (1.61m x 0.87m)

Frosted window to side, low level W/C, wash basin with mixer tap and tiled splashback over, with radiator, and wood effect flooring.

## Kitchen

12' 9" x 8' 3" (3.89m x 2.52m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, fridge / freezer, washing machine, tumble dryer, and dishwasher, with tiled flooring.







### Lounge

14' 11" x 15' 1" (4.54m x 4.60m)

Doors to conservatory / dining room and downstairs storage cupboard, feature electric fireplace with surround, with two radiators, wood effect flooring, and further french doors to rear garden.

### Conservatory / Dining Room

10' 5" x 7' 10" (3.17m x 2.40m)

Low level wall surround, windows to both sides and rear, with carpet flooring, and French doors to rear garden.

### First Floor Landing

13' 11" x 6' 6" (4.23m x 1.97m)

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

### Bedroom 1

14' 10" x 9' 8" (4.52m x 2.94m)

Window to front, further Velux window to rear, with radiator, and carpet flooring.

### Bedroom 2

11' 0" x 8' 10" (3.35m x 2.68m)

Window to front, two built-in wardrobes / storage cupboards, with radiator, carpet flooring, and door to en-suite.

### En-Suite

3' 10" x 8' 8" (1.17m x 2.63m)

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

### Bedroom 3

10' 10" x 8' 4" (3.30m x 2.54m)

Window to rear, built-in wardrobe / storage cupboard, with radiator, and carpet flooring.

### Bedroom 4

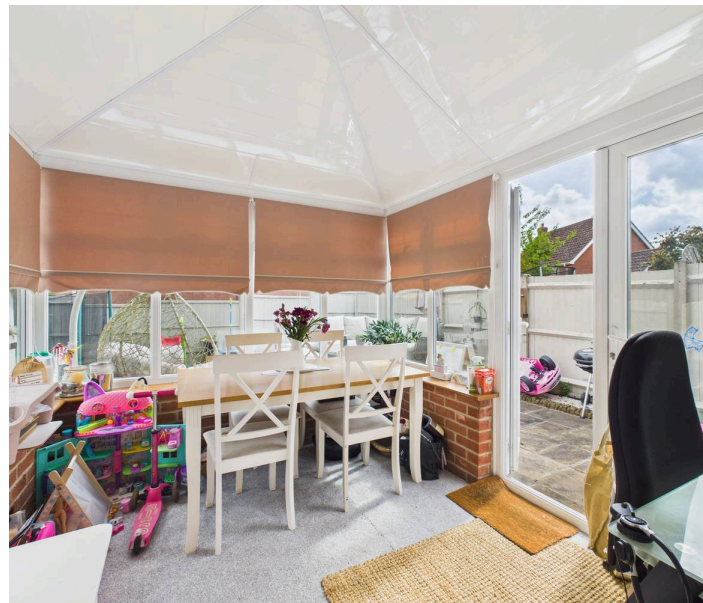
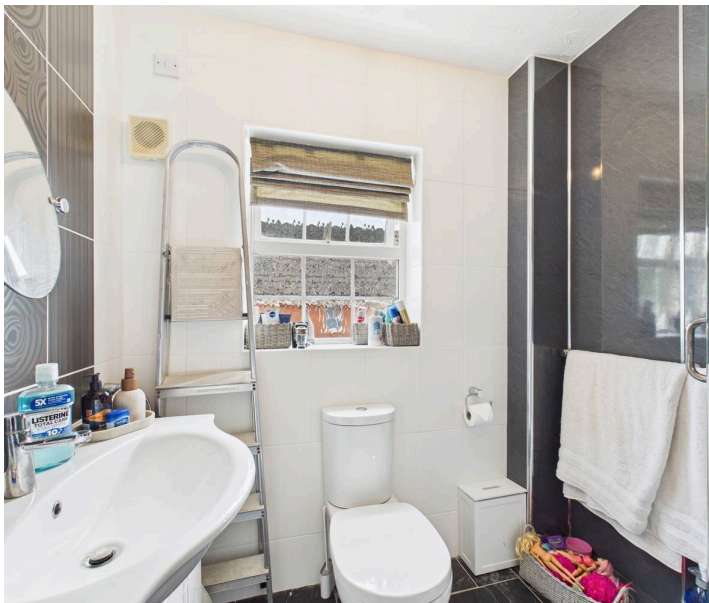
7' 9" x 6' 0" (2.35m x 1.83m)

Window to front, with radiator, and carpet flooring.

### Family Shower Room

6' 4" x 6' 5" (1.92m x 1.95m)

Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and





Garage\*

6' 8" x 10' 0" (2.04m x 3.06m)  
Up and over door to front, mains power and lighting connected, partitioning wall with single door to games room.

Games Room

French doors to rear garden, single door to garage\*, with wood effect flooring.

Front Garden

Laid to shingle, with pathway leading to the front door, brick weave driveway to the left of the property, further driveway to the front of the garage\*, and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, laid to a combination of patio, decking, and synthetic lawn, with side access gate to front.

Driveway

The property benefits from a brick weave driveway to the left, with further driveway to the front of the garage.

Agents Note

This property falls under a C band for the local council tax and costs approximately £2,123.69 per annum for 2025/26. \*Please note that the garage has a reduction in size due to a

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.

Lawsons Estate Agents  
34 King Street, Thetford, IP24 2AP  
01842 755422 – [sales@lawsonsestateagents.co.uk](mailto:sales@lawsonsestateagents.co.uk)  
[www.lawsonsestateagents.co.uk](http://www.lawsonsestateagents.co.uk)

