



Lawsons
ESTATE AGENTS

45 Tennyson Way, Thetford
In Excess of **£250,000**

45 Tennyson Way

Thetford, IP24 1LD

We are delighted to present this recently renovated three bedroom semi-detached house, ideally situated close to local schools and offering easy access to the A11. The property boasts a spacious and bright interior, including a welcoming lounge, modern kitchen / diner with integrated appliances, and a separate utility room for added convenience. The family bathroom is stylishly finished, and there is also a downstairs W/C, making this home perfectly suited for busy family life. Each bedroom offers comfortable accommodation, while the overall layout provides a practical yet inviting environment.

Council Tax band: B

Tenure: Freehold

Porch

4' 7" x 6' 8" (1.39m x 2.04m)

Built in door mat, radiator, window to side and door to lounge.

Lounge

15' 10" x 13' 6" (4.82m x 4.12m)

Window to front, radiator, laminate flooring, door to under stairs storage cupboard, stairs to first floor landing and opening to kitchen/diner.

Kitchen/Diner

15' 10" x 10' 8" (4.82m x 3.26m)

Two windows to rear, wall and base units with quartz worktop over, inset one and half bowl sink unit with mixer tap over, tiled splashbacks and laminate flooring. Space for freestanding cooker with cooker hood over, radiator and opening to utility room.





Utility Room

7' 6" x 8' 7" (2.29m x 2.61m)

Window to rear, wall units with quartz worktop, space for washing machine, dishwasher, tumble dryer and fridge freezer, laminate flooring, wall mounted gas combination boiler located within wall cupboard, door to downstairs WC, garage and rear garden.

Downstairs WC

4' 0" x 3' 3" (1.21m x 1.00m)

Window to side, low-level WC with concealed system, vanity style wash basin with storage under, and laminate flooring.

First Floor Landing

6' 2" x 9' 0" (1.87m x 2.75m)

Doors to all bedrooms, shower room and airing cupboard, carpet flooring, loft hatch and window to side.

Bedroom 1

8' 6" x 12' 8" (2.59m x 3.86m)

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

Bedroom 2

9' 5" x 9' 4" (2.86m x 2.85m)

Window to rear, radiator and carpet flooring.

Bedroom 3

7' 1" x 8' 11" (2.17m x 2.72m)

Window to front, radiator and laminate flooring.

Shower Room

6' 2" x 6' 4" (1.89m x 1.92m)

Window to rear, large shower cubicle, low-level WC, wash basin, part wall tiling, extractor fan, heated towel rail and toothbrush charger.



Front Garden

The Front garden is mainly laid to gravel with pathway leading to the front door and side gate to rear garden.

Rear Garden

The rear garden has been beautifully landscaped by the current owners offering large patio area, lawn area and summerhouse with pathway and gate leading to the front garden and driveway.

Garage

Electric roller door to front, power and lights connected with single door to utility room.

Driveway

The property offers ample off road parking with gravel driveway leading to the single garage.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,858.23 per annum for 2025/26.

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

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