



Lawsons
ESTATE AGENTS

21 Benbow Road, Thetford
In Excess of **£250,000**

21 Benbow Road

Thetford, IP24 2TW

Three bedroom semi-detached house, ideally situated with easy access to the A11 and just moments from the town centre and local amenities. The property has been thoughtfully maintained and features a spacious lounge and dining area, perfect for both relaxing evenings and entertaining guests. The modern family bathroom and convenient downstairs W/C add a touch of contemporary comfort, while gas heating ensures warmth throughout the seasons and the home's generous frontage creates a welcoming first impression. For added convenience, the property comes with its own garage and driveway. With its practical layout and sought-after location, this home is certain to appeal to a wide range of buyers. Opportunities like this do not last long, so call now to arrange your viewing and secure this fantastic property.

Council Tax band: B

Tenure: Freehold

Entrance Hallway

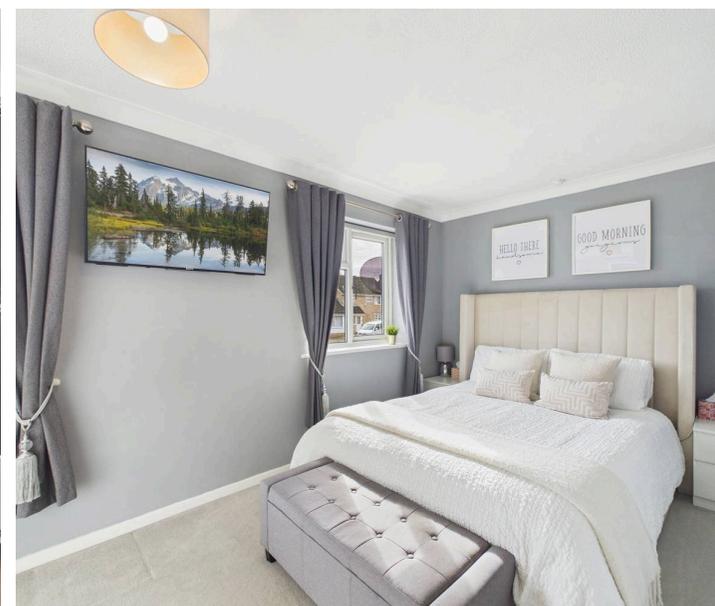
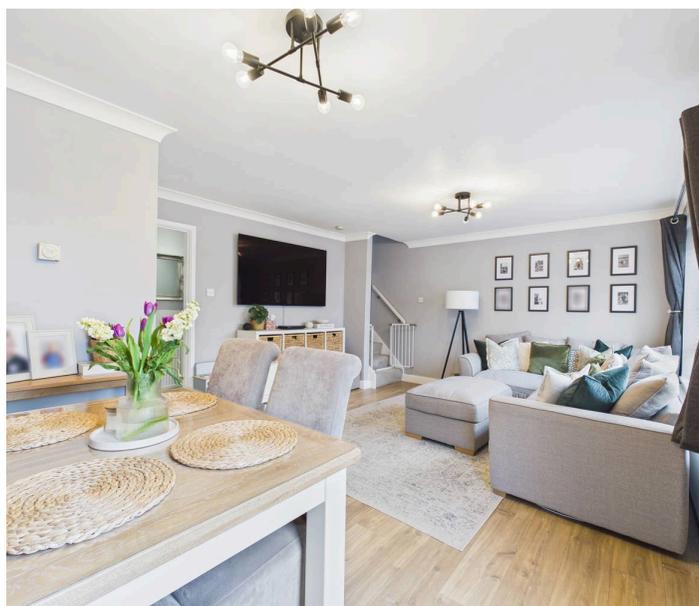
14' 1" x 2' 9" (4.30m x 0.83m)

Doors to W/C and lounge, opening to kitchen, with radiator, wood effect flooring, and spotlighting.

W/C

4' 1" x 3' 7" (1.25m x 1.08m)

Frosted window to side, low level W/C, wash basin with mixer tap over and vanity storage beneath, with wood effect flooring, and spotlighting.





Kitchen

9' 7" x 8' 0" (2.91m x 2.45m)

Window to front, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, space for washing machine and fridge / freezer, with heated towel rail, and tiled flooring.

Lounge / Diner

18' 3" x 13' 3" (5.57m x 4.05m)

Window to rear, with radiator, wood effect flooring, door to the rear garden, and stairs to first floor landing.

First Floor Landing

4' 2" x 7' 6" (1.28m x 2.29m)

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

Bedroom 1

18' 3" x 8' 4" (5.55m x 2.53m)

Two windows to front, built-in wardrobes, with radiator, and carpet flooring.

Bedroom 2

9' 7" x 13' 6" (2.92m x 4.11m)

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

Bedroom 3

8' 6" x 8' 6" (2.58m x 2.58m)

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

Family Bathroom

5' 8" x 6' 10" (1.72m x 2.09m)

Frosted window to side, bath with mixer tap and shower attachment 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 hedged border, small tree, driveway leading to the garage, and pathway leading to the front door and side access gate to the rear garden.

Rear Garden

Mainly laid to lawn, with patio area to the immediate rear of the property, space for a large summerhouse / shed, with side access gate to the front of the property.

Garage

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

Parking

The property benefits from a driveway leading to the garage, providing off-road 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 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.

Lawson's Estate Agents

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