



NUNSGATE
THETFORD, IP24 3EL

£315,000
FREEHOLD

Chilterns

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This three bedroom detached home is situated in one of Thetford's most sought after areas and could make the ideal family home. With extended accommodation, walking distance of river walks and town centre - will this make your viewing shortlist?

General

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).





SITUATION AND LOCATION

Chilterns are pleased to offer this three bedroom detached house to the market. The property is situated in a sought after residential area in Thetford and is within walking distance of the town, river walks and the B.T.O (British Trust for Ornithology). An early viewing is highly recommended to appreciate the size of the plot on offer.

PORCH

Sealed unit UPVC entrance door, UPVC frosted double glazed windows to both front and side, access to entrance hall via panelled glazed door with adjacent half glazed panel to front.

ENTRANCE HALL

Glazed panelled entrance door and side panel to front, wood effect flooring, stairs to first floor, doors to ground floor accommodation, under stairs storage cupboard, radiator.

WC

Fitted two piece suite comprising; WC, wash hand basin, lino flooring, part tiled splashbacks, sealed unit UPVC double glazed window to side.

LOUNGE

UPVC sealed unit double glazed window to front, open fireplace with marble surround, wood effect flooring, radiator, opening to:

DINING ROOM

Wood effect flooring, radiator, double glazed sliding patio doors leading to the rear, access too;





KITCHEN

Fitted with a range of base and wall mounted kitchen units work surfaces over incorporating stainless steel sink and a half unit with mixer tap over, space for gas cooker with extractor fan over, wood effect flooring, radiator, UPVC sealed unit double glazed window and door leading to:

UTILITY ROOM

UPVC sealed unit double glazed window to the rear and UPVC sealed unit double glazed door to the rear. Plumbing for washing machine and dishwasher, storage cupboards with worktops over, tiled flooring.

LANDING

Doors to all first floor accommodation, UPVC sealed unit double glazed window to side, airing cupboard.

BATHROOM

Fitted three piece suite comprising; WC, panelled bath with shower over, hand basin, tiled flooring, UPVC sealed unit double glazed window to side, heated towel rail.

BEDROOM ONE

UPVC sealed unit double glazed window to front, fitted carpet, radiator.

BEDROOM TWO

Built in wardrobe cupboard, UPVC sealed unit double glazed window to rear, fitted carpet, radiator.

BEDROOM THREE

Built in storage cupboard, UPVC sealed unit double glazed window to front, fitted carpet, radiator.

OUTSIDE

To the front of the property is mainly laid to lawn with a driveway leading to the garage. ample Off-road parking with the potential to make more. Side gate leading to rear garden.

To the rear of the property the garden is mainly laid to lawn with a paved patio area, timber garden shed and summer house. The rear is fully enclosed by wooden fencing. The garage consists of power, light and up and over door.

EPC EPC E.

COUNCIL TAX Band D.

SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.







Ground Floor



Floor 1

Approximate total area¹
1253.3 ft²
116.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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