



**NUNNERY DRIVE**

THETFORD, IP24 3EP

OIEO £280,000

FREEHOLD

**Chilterns**



# NUNNERY DRIVE

THETFORD, IP24 3EP

Chilterns

Will the proximity to town, Nunnery Lakes and Barnham Common entice you towards this three bedroom detached family home, on the popular Nunnery Drive?

## General

Chilterns are pleased to offer this three bedroom detached family home set within a cul-de-sac position on the popular Nunnery Drive. The property benefits from single garage, driveway parking, enclosed wrap around rear garden.

## Description

**Local Authority:** Breckland District Council

**Council Tax:** C - £2,025







## SITUATION LOCATION

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).

**ENTRANCE HALL** Wooden glazed entrance door, doors to ground floor accommodation, under stairs storage cupboard, stairs leading to first floor, coving, fitted carpet, radiator.

**KITCHEN** Fitted with a range of base and wall kitchen units with rolled edge work surfaces incorporating stainless steel sink unit. Spaces for appliances (white goods included - fridge, freezer, washing machine and cooker), storage cupboard, UPVC sealed unit double glazed window overlooking the garden, sealed unit double glazed door leading to side, serving hatch to dining room, vinyl flooring, radiator.







**LOUNGE** UPVC sealed unit double glazed window to front, coving, fitted carpet, radiator. Opening to:

**DINING ROOM** Sealed unit double glazed sliding doors leading to garden, serving hatch to kitchen, coving, fitted carpet, radiator.

**WC** Two piece suite comprising; WC, corner basin, UPVC sealed unit double glazed window to side, fitted carpet, radiator.

**LANDING** UPVC sealed unit double glazed window to side, loft access, airing cupboard housing hot water tank, doors leading to first floor accommodation, fitted carpet.

**BEDROOM ONE** UPVC sealed unit double glazed window to front, built in wardrobe, range of fitted furniture, fitted carpet, radiator.

**BEDROOM TWO** UPVC sealed unit double glazed window to rear overlooking the garden, built in wardrobe, fitted carpet, radiator.

**BEDROOM THREE** UPVC sealed unit double glazed window to front, built in wardrobe, fitted carpet, radiator.

**BATHROOM** Three piece suite comprising; WC, pedestal wash basin, panelled bath with electric shower over, fully tiled walls, sealed unit double glazed window to rear, fitted carpet, radiator.

**OUTSIDE** The front of the property is partly laid to block paved brick weave providing off road parking with cherry tree and side pedestrian access gate. The remainder is laid to lawn.

The fully enclosed wrap around rear garden is mainly laid to lawn and the remainder comprises of trees and shrubs to borders, timber garden shed, side pedestrian access gate giving access to the driveway and personal door to the garage.

**GARAGE** Single garage, up and over door, side pedestrian access gate.

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

**EPC** EPC D.

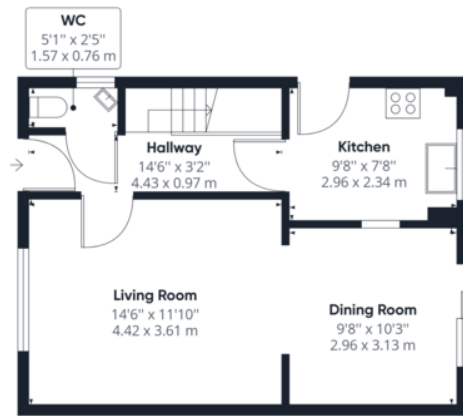
**COUNCIL TAX** Band C.











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

875.17 ft<sup>2</sup>  
81.31 m<sup>2</sup>

(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	68 D	
39-54	E		
21-38	F		
1-20	G		



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