



NUNSGATE
THETFORD, IP24 3EL

OIEO £300,000
FREEHOLD

Chilterns

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Would you like to live in one of Thetfords most sought after areas? This well presented three bedroom chalet is situated within walking distance of Nuns Bridges, BTO (British Trust for Ornithology) and only a short walk into the town centre.

General

Chilterns are pleased to bring this well presented three bedroom detached chalet style home to the market which is situated in one of Thetford's most sought after areas and in walking distance of river walks and The British Trust for Ornithology (BTO). An early viewing is highly recommended!

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 UPVC sealed unit double glazed window to front, UPVC sealed unit double glaze door to front, fitted carpet, radiator, access to ground floor accommodation, under stairs storage.

LOUNGE Fitted carpet, radiator, UPVC sealed unit double glazed window to front, access to kitchen.

KITCHEN Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating one and a half bowl sink unit with mixer tap over, space for fridge freezer, space and plumbing for washing machine, electric hob with extractor fan over, electric oven, tiled splash backs, wine cooler, laminate flooring, UPVC sealed unit double glazed window to rear, two radiator, UPVC sealed unit double





glazed door to side giving access to carport, UPVC sealed unit double glazed sliding patio doors to:

CONSERVATORY Situated on a dwarf brick base with polycarbonate roof and UPVC sealed unit double glazed windows to rear and sides, laminate flooring, UPVC sealed unit double glazed door to side, UPVC sealed unit double glazed French style patio doors to rear.

BEDROOM THREE / DINING ROOM UPVC sealed unit double glazed door to conservatory and UPVC sealed unit double glazed window to rear, fitted carpet, radiator.

LANDING Doors to all first floor accommodation, fitted carpet, access to eaves storage and loft space, airing cupboard housing Vaillant gas combi boiler.

BEDROOM ONE UPVC sealed unit double window to front, fitted wardrobe cupboards, fitted carpet, radiator.

BEDROOM TWO UPVC sealed unit double glazed window to rear, fitted carpet, radiator.

BATHROOM Three piece suites comprising; WC, wash basin, panelled bath with rainfall shower head over, laminate flooring, half tiled walls, UPVC sealed unit double glazed window to rear, extractor fan, heated towel rail.

OUTSIDE To the front of the property there is a block paved brick weave driveway. The remainder of the frontage is mainly laid to shingle and mature shrubs and bushes.

The rear garden is mainly laid to lawn with various shrubs and bushes, paved patio area. The rear garden is fully enclosed by wooden fencing with side access.

GARAGE & PARKING Personal door from the rear garden. Garage has power and light connected with electric up and over door.

There is driveway along with carport parking for multiple vehicles.

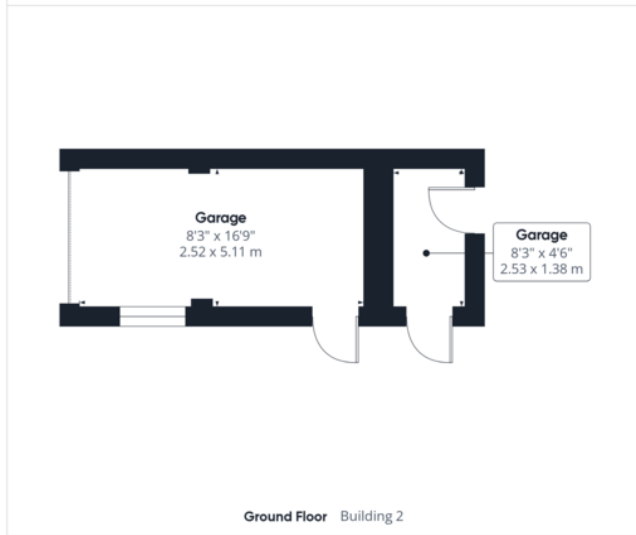
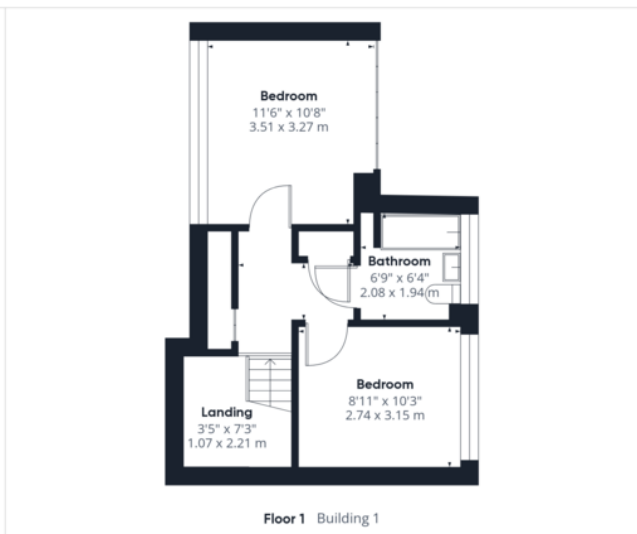
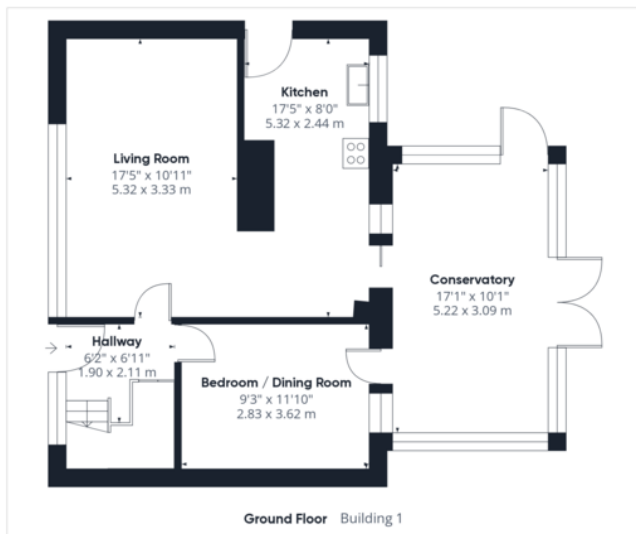
SERVICES Mains services including electricity, gas central heating, water and drainage are connected to the property.

COUNCIL TAX Band C.

EPC EPC D.







Approximate total area⁽¹⁾

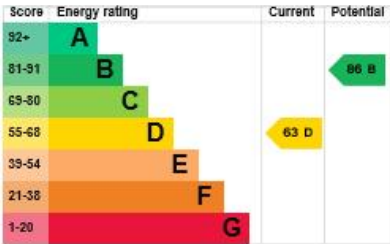
1188.98 ft²
110.46 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Chilterns



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