



**NUNNERY DRIVE**

THETFORD, IP24 3EP

**£290,000**

FREEHOLD

**Chilterns**



# NUNNERY DRIVE

THETFORD, IP24 3EP

Chilterns

This three bedroom detached home on the popular Nunnery Drive is ideal for buyers looking for a renovation opportunity and is situated within walking distance of river & common walks.

## General

Chilterns are pleased to bring this three bedroom detached house to the market which is situated on the popular and sought after area in Thetford. The property is in need of some modernisation and offers a purchaser the opportunity to add their own stamp on the house. Within walking distance of Nunnery Lakes, BTO and Barnham Common walks this is a must view property.

## Description

**Local Authority:** Breckland District Council

**Council Tax:** -









## 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 entrance door to front, doors to ground floor accommodation, under stairs storage cupboard.

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

**KITCHEN** Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating stainless steel sink unit with mixer tap over, UPVC sealed unit double glazed window to rear and door to side leading to covered side entrance, gas boiler, part tiled walls, electric oven and grill, five ring electric hob, extractor fan, space for undercounter fridge, space and plumbing for washing machine, vinyl flooring, radiator.









**LOUNGE** UPVC sealed unit double glazed window to front, radiator, gas fire place with brick surround, glazed internal doors to:

**DINING ROOM** Double glazed sliding patio doors to rear garden, fitted carpet, radiator.

**LANDING** Doors to all first floor accommodation, UPVC sealed unit double glazed window to side, access to loft space, fitted carpet, airing cupboard housing hot water cylinder.

**BEDROOM ONE** UPVC sealed unit double glazed window to front, wardrobe cupboard, fitted carpet, radiator.

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

**BEDROOM THREE** UPVC sealed unit double glazed window to front, storage cupboard, fitted carpet, radiator.

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

**OUTSIDE** To the front of the property there is driveway parking for up to two vehicles. The remainder of the front is low maintenance and mainly laid to decorative stone. On the front of the property there are decorative shutters.

The rear garden is low maintenance and mainly laid to paved patio with shingled garden area. Two timber shed and greenhouse, the rear is fully enclosed by wooden fencing. There is side access and an awning.

**GARAGE** Single garage with up and over door, power and light connected.

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

**EPC** EPC TBC.

**COUNCIL TAX** Band



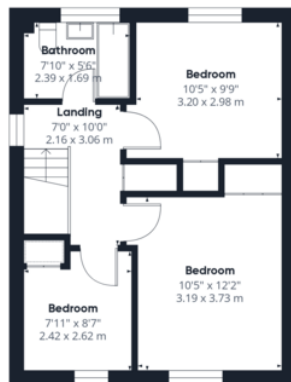








Ground Floor



Floor 1

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

1062.19 ft<sup>2</sup>  
98.68 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

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14 Bridge Street, Thetford, Norfolk, IP24 3AA  
T: 01842 754161 | F: 01842 762900  
E: [thetford@chilterns.co](mailto:thetford@chilterns.co)  
[www.chilterns.co](http://www.chilterns.co)