



Nunnery Drive, Thetford, IP24 3EP



welcome to

Nunnery Drive, Thetford

An opportunity to MAKE YOUR MARK on a 4 bedroom DETACHED FAMILY HOME within a sought after location with enviable FAR REACHING views out over the BARNHAM COMMON. This house could benefit from some cosmetic IMPROVEMENTS and has the benefit of GARAGE, DRIVEWAY and 'WRAP AROUND' garden. VENDOR FOUND!

Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road links convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

Entrance Hall

Door to the front aspect. Radiator. Stairs leading to the first floor landing.

Cloakroom

Window to the front aspect. Low level W.C. Radiator.

Dining Room

10' 3" x 10' 1" (3.12m x 3.07m)
Window to the front aspect. Radiator.

Lounge

19' 1" x 12' (5.82m x 3.66m)
Door to the rear aspect. Window to the front aspect.
Two radiators. Television point.

Kitchen

11' 11" Max x 8' 7" Max (3.63m Max x 2.62m Max)
Window to the rear aspect x2. Fitted with a matching range of base and eye level units with work surfaces over. Inset drainer sink with taps. Electric cooker point. Central heating boiler. Understairs cupboard.

Utility Room

8' 9" x 5' 1" (2.67m x 1.55m)
Window to the rear aspect. Door leading to the rear garden. Sink with taps.

First Floor Landing

Window to the rear aspect. Radiator. Access to the loft space. Airing cupboard.

Bedroom 1

10' 6" x 10' 5" To Wardrobes (3.20m x 3.17m To Wardrobes)
Window to the front aspect. Radiator. Wardrobes.





Bedroom 2

10' 7" x 10' 4" (3.23m x 3.15m)
Window to the front aspect. Radiator.

Bedroom 3

10' 3" x 8' 5" (3.12m x 2.57m)
Window to the rear aspect. Radiator.

Bedroom 4

8' 9" x 8' 5" (2.67m x 2.57m)
Window to the rear aspect. Radiator.

Bathroom

Window to the front aspect. Wash hand basin. Low level W.C. Radiator. Panel bath with shower attachment over.

Outside

The garden circles the property with paving to rear, mature shrubbery, shed and far reaching views out over to 'Barnham Common'
Large area at the side laid to lawn with further private and spacious front garden laid to lawn.

Garage

With power and light and up and over door.
Driveway in front of the garage.



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Nunnery Drive, Thetford

- Detached Family Home
- 4 bedrooms
- Garage and Driveway
- Masses of potential
- Views out over the 'common'
- VENDOR FOUND!

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£250,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
THF107360 - 0003

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