



Nightingale Way, Thetford, IP24 2YN

welcome to

Nightingale Way, Thetford

Spacious four-bed detached home in a popular Thetford area! With two reception rooms, study, en suite to master & sunny rear garden and being well located for schools, travel & amenities, viewing essential!



Summary

Set within a hugely popular and family-friendly part of Thetford, this spacious four-bedroom detached home is offered with no onward chain and must be viewed to be fully appreciated.

Perfectly placed to enjoy everything the town has to offer-including supermarkets, shops, restaurants, excellent travel links, primary and secondary schools, and the beautiful Thetford Forest-this is an ideal place to put down roots.

Internally, the home offers versatile and generous living space. A welcoming entrance hall leads into a well-equipped kitchen with space for dining, a cosy living room, a formal dining room, and a separate study, ideal for working from home or adaptable as a playroom or hobby space.

Upstairs, you'll find four well-proportioned bedrooms, with the master featuring an en suite, alongside a modern family bathroom.

To the rear, the sunny garden is both low maintenance and family friendly, while still offering plenty of scope for the next owner to customise and make it their own.

A wonderfully located and well-proportioned home-early viewing is essential!

The Accommodation

Entrance door to:

Entrance Hall

With door to front and stairs to the first floor landing.

Living Room

14' 8" x 11' 7" (4.47m x 3.53m)

With gas fireplace, TV point and patio doors leading out to the rear garden.

Dining Room

11' 8" x 8' 6" (3.56m x 2.59m)

With window to front.

Kitchen

16' 9" x 8' 8" (5.11m x 2.64m)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, integrated oven and hob with extractor hood over and door leading out to the rear garden.

Study

8' 6" x 6' 8" (2.59m x 2.03m)

With window to front.

Downstairs Cloakroom

With low level W.C and wash hand basin with taps over.

First Floor Landing

With built in storage cupboard.

Master Bedroom

12' 3" x 10' 8" (3.73m x 3.25m)

With window to rear.

Master En-Suite

With low level W.C, wash hand basin with taps over and shower cubicle with shower attachment over.

Bedroom Two

13' 10" x 8' 5" (4.22m x 2.57m)

With window to front.

Bedroom Three

10' x 7' 7" (3.05m x 2.31m)

With window to front.

Bedroom Four

8' 5" x 8' 4" (2.57m x 2.54m)

With window to rear.

Family Bathroom

With low level W.C, wash hand basin with taps over and bath unit with taps and shower attachment over.

Outside

Front Garden

To the front of the property, there is a lawned front garden with a concrete driveway, providing off road parking space and access to:

Garage

With an up and over door to front, window to rear and door leading out to the rear garden.

Rear Garden

To the rear, the garden is fully enclosed and is largely laid to lawn with a paved patio area and gate to the side.



view this property online williamhbrown.co.uk/Property/THF107879



welcome to

Nightingale Way, Thetford

- Spacious Detached Family Home
- Located in a Popular, Family Friendly Area of Thetford
- Close to Schools, Shops, Restaurants & Thetford Forest
- Two Reception Rooms plus a Study
- Well Equipped Kitchen with Dining Space
- Four Good Sized Bedrooms, with Master En-Suite
- Ideal for Growing Families or Home-Workers
- Great Road and Rail Travel Links

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£360,000



view this property online [williamhbrown.co.uk/Property/THF107879](https://www.williamhbrown.co.uk/Property/THF107879)



Property Ref:
THF107879 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)