



Lawsons
ESTATE AGENTS

79 Nunnery Drive, Thetford
Guide Price £300,000 – £325,000

79 Nunnery Drive

Thetford, IP24 3EP

Nestled in a sought-after location, this stunning 3-bedroom detached house is a rare gem located just a stone's throw away from the town, river walks, and Barnham Cross Common. Boasting an extended kitchen/diner, ground floor W.C, spacious lounge, and a garage with driveway, this property is the epitome of modern living. The three bedrooms, bathroom, and landscaped rear garden provide the perfect setting for both relaxation and entertainment. Don't miss out on this opportunity – call now to view and secure your dream home! Council Tax band: C

Tenure: Freehold

Hallway

3' 3" x 14' 6" (0.98m x 4.42m)

Doors to downstairs cloakroom, lounge, kitchen/diner and under stairs storage cupboard, laminate flooring, radiator and stairs to first floor landing.

Downstairs cloakroom

2' 7" x 5' 2" (0.78m x 1.58m)

Window to side, low-level WC, wash basin, radiator and laminate flooring.

Lounge

12' 0" x 14' 8" (3.67m x 4.47m)

Window to front, radiator, carpet flooring and wall lights.





Kitchen / Diner

17' 6" x 20' 5" (5.34m x 6.23m)

The beautiful extended kitchen/diner offers a large bright space, perfect for entertaining with white gloss fitted kitchen offering matching wall and base units with solid oak worktop over, inset one and a half bowl sink unit with mixer tap over, tiled splash back and porcelain tiled flooring, built in tower oven, microwave combi-oven, induction hob with cooker hood over, further built-in dishwasher, wine cooler, pull out cupboards and pull up plugs. Space for fridge freezer, modern full height radiator, underfloor heating, three velux windows one with electric opening, storage cupboard housing gas combination boiler, water softener and space for washing machine, door to side and large sliding doors to the rear garden.

First Floor Landing

7' 1" x 10' 0" (2.16m x 3.04m)

Doors to all bedrooms, bathroom and airing cupboard, window to side, carpet flooring and loft hatch.

Bedroom 1

10' 5" x 12' 2" (3.18m x 3.72m)

Window to front, radiator, carpet flooring and built in wardrobes.

Bedroom 2

10' 5" x 9' 10" (3.18m x 3.00m)

Window to rear, radiator, carpet flooring and built-in wardrobe.

Bedroom 3

7' 10" x 8' 8" (2.38m x 2.65m)

Window to front, radiator, carpet flooring and built in wardrobe.

Bathroom

7' 11" x 5' 7" (2.41m x 1.69m)

Window to rear, bath with shower over, low-level WC, vanity style wash basin with storage under, part wall tiling and tiled flooring, heated towel rail, extractor fan and shaving point.



Front Garden

The front garden is mainly laid to gravel with a selection of shrubs and plant border, pathway leading to the front door and side gate to rear garden.

Rear Garden

The beautiful rear garden has been landscaped by the current owners offering sweeping pathways, feature seating area with pond and bridge, stunning array of mature shrubs and plant borders, lawn area, vegetable patch and side gate leading to the front garden and driveway.

Garage

Up and over garage door to front, window to rear, power and lights connected and single door to rear garden.

Driveway

The property offers ample off-road parking with driveway leading to the single garage.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,123.69 per annum for 2025/26.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

