



Lawsons
ESTATE AGENTS

14 Nightingale Way, Thetford
£350,000

14 Nightingale Way

Thetford, IP24 2YN

We are delighted to present this impressive four bedroom detached house, located in a highly desirable area known for its scenic nearby river walks. This spacious home has been thoughtfully designed, featuring a welcoming kitchen / breakfast room, a separate dining room perfect for entertaining, and a dedicated study ideal for remote working. The principal bedroom boasts its own ensuite for added luxury, while the family bathroom and convenient downstairs W/C cater to the needs of a busy household. With a garage and driveway providing ample parking, this property combines comfort, practicality, and style in equal measure.

Council Tax band: D

Tenure: Freehold

Hallway

9' 4" x 12' 0" (2.84m x 3.66m)

Doors to downstairs WC, dining room, study, kitchen / Breakfast room, and under stairs storage cupboard, further double doors to lounge, radiator, laminate flooring and stairs to first floor landing.

Downstairs WC

2' 11" x 8' 5" (0.89m x 2.57m)

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

Dining room

8' 6" x 11' 8" (2.60m x 3.56m)

Two windows to front, radiator and carpet flooring.





Study

6' 9" x 8' 10" (2.05m x 2.68m)

Window to front, radiator and carpet flooring.

Kitchen / Breakfast Room

16' 9" x 8' 8" (5.10m x 2.63m)

Window to rear, wall and base units with worktop over, inset 1 and half bowl sink unit with mixer tap over, tiled splashback and tiled flooring. Built in double tower oven, five ring gas hob with cooker hood over, space for washing machine, dishwasher and fridge freezer, radiator and door to rear garden.

Lounge

14' 10" x 11' 9" (4.52m x 3.57m)

Fire surround with space for an electric fire, two radiators, laminate flooring and French doors with two side windows to the rear garden.

First Floor Landing

10' 6" x 2' 11" (3.21m x 0.88m)

Doors to all bedrooms, bathroom, and airing cupboard housing the hot water cylinder, carpet flooring, window to side and loft hatch.

Bedroom 1

9' 10" x 12' 4" (2.99m x 3.75m)

Two windows to rear, radiator, carpet flooring and door to ensuite.

En-Suite

3' 5" x 9' 9" (1.03m x 2.96m)

Window to side, shower cubicle, low-level WC, wash basin, radiator, part wall tiling, vinyl flooring, and extractor fan.

Bedroom 2

8' 6" x 13' 0" (2.59m x 3.97m)

Two windows to front with views over the open green, radiator and carpet flooring.



Bedroom 3

10' 1" x 7' 8" (3.07m x 2.34m)

Window to front, radiator and carpet flooring.

Bedroom 4

8' 7" x 8' 4" (2.61m x 2.55m)

Window to rear, radiator and carpet flooring.

Bathroom

4' 10" x 8' 10" (1.47m x 2.70m)

Window to side, bath with mixer tap and shower attachment over, low-level WC, wash basin, radiator, part wall tiling, vinyl flooring and extractor fan.

Front Garden

The front garden is mainly laid to shingle with a selection of plant borders and pathway leading to the front door.

Rear Garden

The beautiful south facing rear garden is mainly laid to lawn with patio area to the immediate rear, beautiful array of mature shrubs and plant borders, further raised shingle seating area with Pagola and planting, covered bin store, outside tap, door to garage and side gate to the front garden and driveway.

Garage

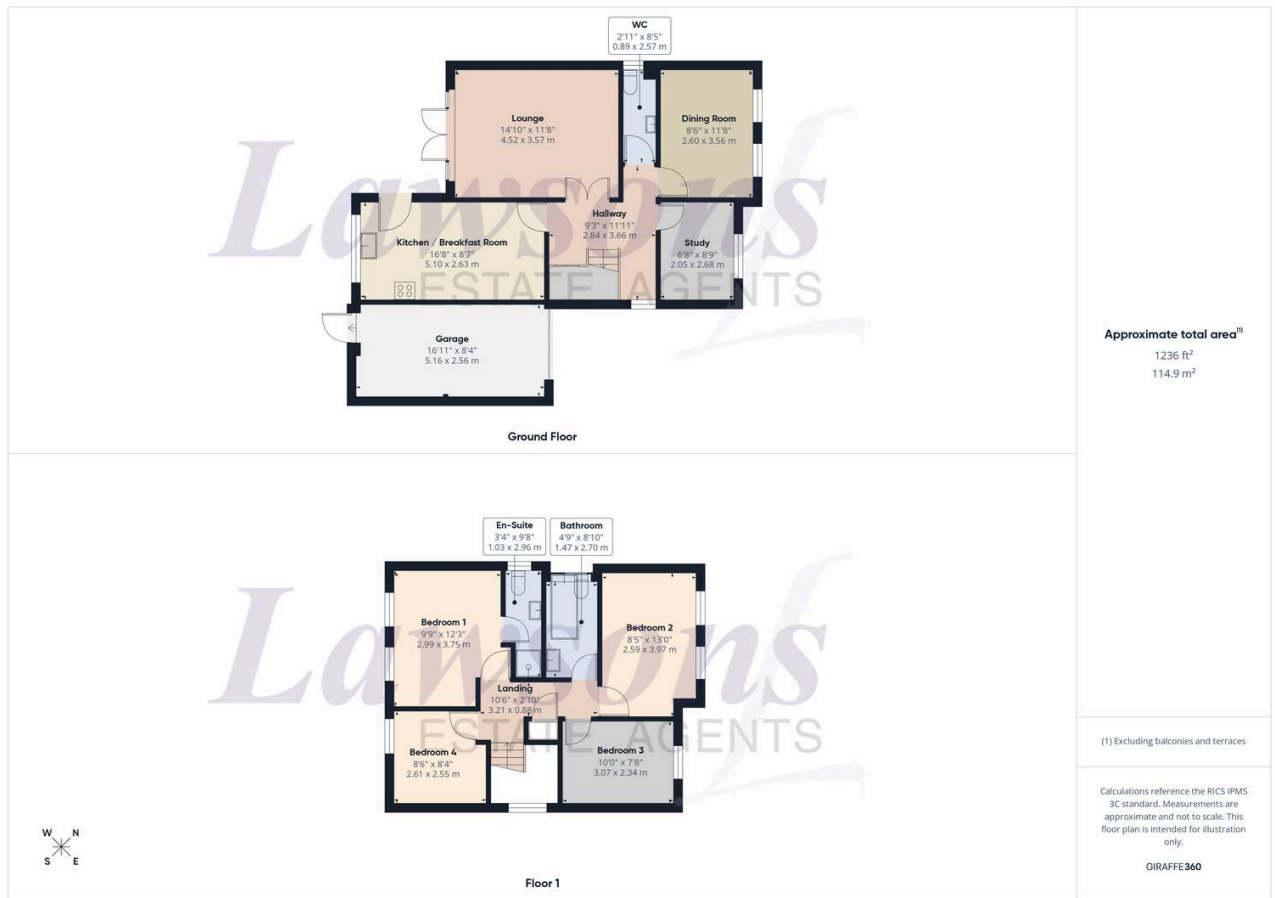
The Single garage has up and over door to front, power and lights connected, wall mounted gas boiler and single door to the rear garden.

Driveway

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

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,514.69 per annum for 2026/27. There is an annual service charge for maintaining the communal areas. The cost for this is £50.00 Per Annum.



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.

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