



Nunnery Place, Thetford, IP24 2PZ

welcome to

Nunnery Place, Thetford

Positioned on the edge of Thetford, this attractive and well cared for Grade II listed period-style home offers SPACIOUS AND VERSATILE ACCOMMODATION across THREE FLOORS, a SURPRISINGLY GENEROUS GARDEN and an enviable location close to amenities, countryside walks and transport links.



Summary

Found towards the edge of the popular market town of Thetford, yet still within easy walking distance of the town centre and its wide range of amenities, this home enjoys a fantastic position. River and countryside walks are close by, alongside excellent road, rail and bus links to major cities across the UK, making this a superb location for a wide range of buyers.

Sitting prominently within the street, the property immediately offers a sense of character, kerb appeal and stature. Internally, the accommodation has been well cared for and provides light, spacious and versatile living throughout. A welcoming entrance hall greets you, complete with a handy downstairs cloakroom for guests. From here, you're led into a spacious yet cosy living room - a wonderful space for hosting and entertaining, while the feature open fireplace creates a warm and inviting atmosphere for relaxed family evenings.

Further into the home, you'll find a modern and well equipped kitchen, complemented by a useful utility area, adding excellent day-to-day practicality.

To the first floor, there are two good sized bedrooms, one of which benefits from integrated storage, along with a modern and accessible shower room. The accommodation continues to the second floor, where a further generously sized attic room provides a peaceful and private retreat away from the main living space.

Outside, the enclosed rear garden is larger than expected and offers a versatile space.

Auctioneer's Comments

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The Accommodation

Entrance door to:

Entrance Hall

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

Downstairs Cloakroom

With low level W.C, wash hand basin with taps over and window to rear.

Living Room

With feature fireplace, TV point, window to front and two radiators.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space for fridge/freezer, space and point for electric oven with extractor hood over, window to rear and radiator.

First Floor Landing

With built in storage cupboard housing central heating boiler and stairs to the second floor landing.

Bedroom One

With built in wardrobes, window to front and radiator.

Bedroom Two

With window to front and radiator.

Shower Room

With low level W.C, wash hand basin inset into a vanity unit with mixer tap over, large walk-in shower cubicle with shower attachment over, window and heated towel rail.

Second Floor Landing

Attic Room

With some restricted head room, with two Velux windows.

Outside

To the rear of the property, the enclosed garden is largely lawned with a paved patio area, a range of mature shrubs and trees throughout and two garden sheds.



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welcome to

Nunnery Place, Thetford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Attractive and Characterful Grade II Listed Home Set Across Three Floors
- Close to River Walks, Countryside & Local Amenities
- Well Cared For, Spacious and Versatile Accommodation
- Generous Living Room with Open Fireplace

Tenure: Freehold EPC Rating: Awaiting

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107579 - 0001

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