



**Nickerson Yard, Thetford, IP24 2DU**

**welcome to**

**Nickerson Yard, Thetford**

GUIDE PRICE: £240,000 - £250,000! A well presented three storey end terrace in a popular area of Thetford, offering three bedrooms including a top floor master suite, parking and a larger than average rear garden - ideal for families, first time buyers or investors!



## Summary

Situated within a popular and family friendly area of Thetford, this well maintained end terraced home enjoys convenient access to a wide range of local amenities, including shops, restaurants, primary and secondary schools, as well as a main train line with direct links to Cambridge and Norwich.

Beautifully cared for by the current owners, the property offers spacious and versatile accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall with adjoining downstairs cloakroom, a well equipped kitchen and a bright, spacious lounge to the rear with ample room for dining - an ideal setting for both everyday living and entertaining.

On the first floor, two well proportioned bedrooms are served by a family shower room, providing comfortable accommodation for growing families or those working from home.

Occupying the entire second floor, the impressive master suite offers a generous bedroom filled with natural light, complemented by an en suite and a practical walk-in wardrobe, creating a private retreat away from the rest of the home.

Externally, the larger than average rear garden provides a wonderful outdoor space, perfect for family enjoyment, entertaining or simply relaxing during the warmer months.

Offering space, flexibility and a convenient location, this home is perfectly suited to first time buyers, families or investors alike. Early viewing is highly recommended!



## The Accommodation

Entrance door to:

### Entrance Hall

With door to front, stairs to the first floor landing, built in under stairs storage cupboard and radiator.

### Downstairs Cloakroom

With low level W.C, wash hand basin with mixer tap over, partly tiled walls, window to front and radiator.

### Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset stainless steel sink unit with mixer tap and drainer over, space and plumbing for washing machine, space for fridge/freezer, electric oven, electric hob with extractor over, window to front and radiator.

### Lounge

With window to rear, door leading out to the rear garden and radiator.

### First Floor Landing

With stairs to the second floor landing.

### Bedroom Two

With built in wardrobes, two windows to rear and radiator.

### Bedroom Three

With built in wardrobes, window to front and radiator.

### Family Shower Room

With low level W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, tiled walls and radiator.

### Second Floor Landing

### Master Bedroom

With walk-in wardrobes, two Velux windows and radiator.

## Master En-Suite

With low level W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, tiled flooring and radiator.

## Outside

### Front Garden

To the front of the property, there is two allocated parking spaces.

### Rear Garden

To the rear, the enclosed garden is of a good size and is largely laid to lawn.



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## Nickerson Yard, Thetford

- GUIDE PRICE: £240,000 - £250,000!
- End Terraced Home Arranged Over Three Floors
- Popular and Family Friendly Thetford Location
- Close to Schools, Shops, Restaurants & Travel Links
- Three Bedrooms including Top Floor Master Suite
- En-Suite and Walk in Wardrobe to Master
- Further Shower Room and Ground Floor Cloakroom
- Larger than Average Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

Guide Price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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