



**Lawson's**  
ESTATE AGENTS

1 Nightingale Way, Thetford  
In Excess of £400,000

# 1 Nightingale Way

Thetford, IP24 2YN

Four-bedroom detached house, ideally situated in a highly desirable location with easy access to the A11 and A134. This spacious home is offered with no onward chain, providing a fantastic opportunity for families or those seeking a seamless move. The property features a welcoming dining room, a kitchen / breakfast room, and a bright lounge. The principal bedroom benefits from an en-suite, while the remaining bedrooms are well-proportioned and versatile for family, or guests. The well-maintained garden offers a peaceful retreat, ideal for relaxing or social gatherings, and is complemented by easy access to scenic river walks nearby. Early viewing is highly recommended, so call now to arrange your appointment and secure this exceptional property.

Council Tax band: E

Tenure: Freehold

## Hallway

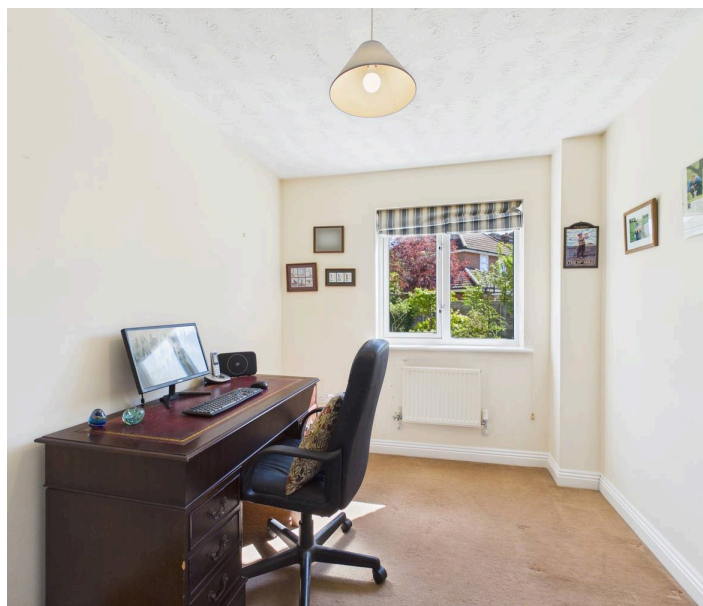
13' 3" x 3' 5" (4.03m x 1.05m)

Doors to kitchen / breakfast room, dining room, lounge, study, W/C, and storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.

## Kitchen / Breakfast Room

15' 3" x 8' 1" (4.64m x 2.46m)

Windows to rear and side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, wall mounted gas fired boiler, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer, washing machine, and dishwasher, with radiator, wood effect flooring, and door to side.





### Dining Room

8' 10" x 10' 3" (2.68m x 3.12m)

Window to front, with radiator, and carpet flooring.

### Lounge

12' 1" x 17' 11" (3.68m x 5.45m)

Window to rear, feature electric fireplace with surround, with two radiators, carpet flooring, and patio door to the rear garden.

### Study

8' 9" x 8' 0" (2.67m x 2.43m)

Window to rear, with radiator, and carpet flooring.

### W/C

5' 11" x 2' 11" (1.81m x 0.88m)

Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and tile effect vinyl flooring.

### First Floor Landing

6' 1" x 15' 9" (1.86m x 4.79m)

Window to side, doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

### Bedroom 1

14' 10" x 10' 4" (4.53m x 3.16m)

Window to rear, with radiator, carpet flooring, and door to en-suite.

### En-Suite

8' 6" x 4' 4" (2.59m x 1.33m)

Frosted window to rear, shower cubicle with electric shower, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and wood effect flooring.

### Bedroom 2

9' 2" x 11' 11" (2.80m x 3.63m)

Window to rear, with radiator, and carpet flooring.



### Bedroom 3

9' 7" x 10' 6" (2.91m x 3.19m)

Window to front, with radiator, and carpet flooring.

### Bedroom 4

7' 0" x 8' 11" (2.14m x 2.72m)

Window to front, with radiator, and carpet flooring.

### Bathroom

6' 4" x 6' 8" (1.92m x 2.02m)

Frosted window to rear, bath with mixer tap and shower attachment over, further over bath electric shower, low level W/C, wash basin with individual taps over, partial wall tiling, with radiator, and tile effect vinyl flooring.

### Front Garden

Mainly laid to lawn, with mature shrubs, multiple trees, driveway leading to the double garage, and pathway leading to the front door and side access gates to the rear garden.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, with mature shrubs, multiple trees, small pond, and patio area to the immediate rear of the property, with side access gates to the front.

### Double garage

The property benefits from a double garage, with two up and over doors to front, mains power and lighting connected, and brick-built centre divide.

### Parking

The property also benefits from a driveway leading to the double garage, providing off-street parking. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

### Agents Note

This property falls under a band E for the local council tax and costs approximately £3,073.51 per annum for 2026/27. The property is currently going through probate, for more information please contact the office. There is an annual service charge for maintaining the communal areas. The cost for this is £50.00 Per Annum, For more information, please contact the office.



Approximate total area<sup>(1)</sup>  
1460 ft<sup>2</sup>  
135.8 m<sup>2</sup>  
Reduced headroom  
5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	