

9 Nightingale Way - £425,000

Thetford IP24 2YN

chilterns
Estate & Letting Agents



"Consistently providing outstanding service to our clients"

£425,000

The Property

This well presented four bedroom family home is located in the highly desirable Nunnery Fields development, featuring three spacious reception rooms, south-east facing rear garden and a double garage.

SITUATION LOCATION

Chilterns are delighted to bring this extremely well presented four bedroom detached family home to the market which is situated in one of Thetford's most sought after areas and in walking distance of river walks, The British Trust for Ornithology (BTO) and the town centre. An early viewing is highly recommended!

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

ENTRANCE HALL

Sealed unit UPVC entrance door to front, stairs leading to first floor landing, under stairs storage cupboard, doors to all ground floor accommodation, tiled flooring, double glazed UPVC window to side, radiator.

CLOAKROOM

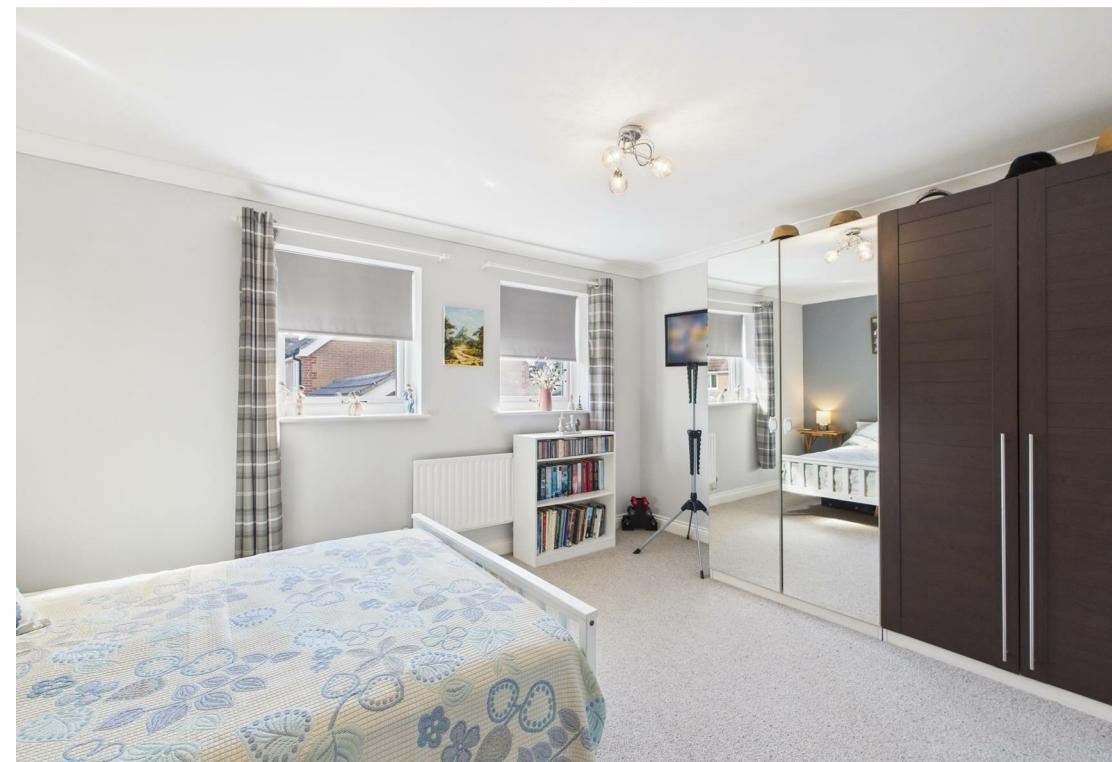
Two piece suite comprising; WC, vanity sink unit with mixer tap over and tiled splash backs, tiled flooring, double glazed UPVC window to side, radiator.

OFFICE

Tiled flooring, double glazed UPVC window to front, radiator.

Features

- SOUGHT AFTER NUNNERY FIELDS DEVELOPMENT
- CLOSE PROXIMITY TO NUNS BRIDGES & THE B.T.O
- CORNER PLOT POSITION
- SPACIOUS FOUR BEDROOM DETACHED HOUSE
- VERY WELL PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS
- EN SUITE TO MASTER BEDROOM
- ESTABLISHED SOUTH-EAST FACING REAR GARDEN
- DOUBLE DETACHED GARAGE
- VIEWING ADVISED!





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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