

Lawsons
ESTATE AGENTS

34 Nightingale Way, Thetford

Offers in Region of **£390,000**

34 Nightingale Way

Thetford, IP24 2YN

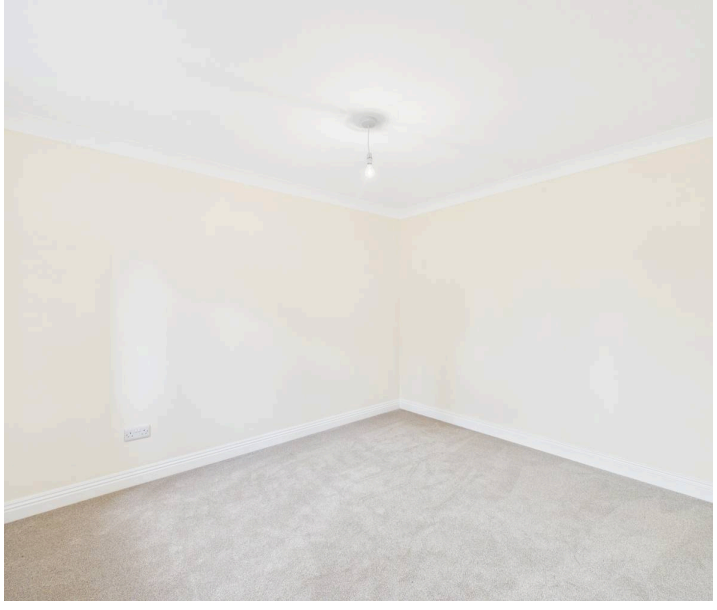
Five bedroom detached house, perfectly situated in a highly desirable location close to picturesque river walks and excellent local amenities. Recently refurbished to an impressive standard, this spacious family home boasts a contemporary interior, including a stunning kitchen with modern appliances and ample storage, as well as a beautifully appointed bathroom and an en-suite to the principal bedroom. The versatile layout includes a dedicated study, perfect for those working from home or seeking a quiet retreat, along with generous living areas that are ideal for both relaxing and entertaining. Additional features such as a double garage provide secure parking and extra storage space, making this property as practical as it is stylish. Call now to secure your chance to own this remarkable property.
Council Tax band: E

Tenure: Freehold

Hallway
7' 5" x 16' 3" (2.25m x 4.95m)
Window to side, doors to kitchen / breakfast room, dining room, lounge, study, W/C, and storage cupboard, with radiator, wood effect flooring, and stairs to first floor landing.

Kitchen / Breakfast Room
11' 4" x 15' 9" (3.46m x 4.80m)
Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, and dishwasher, space for washing machine and freestanding fridge / freezer, with radiator, wood effect flooring, and patio door to the rear garden .













Dining Room
9' 4" x 10' 11" (2.85m x 3.34m)
Window to front, with radiator, and carpet flooring.

Lounge
16' 3" x 11' 11" (4.96m x 3.63m)
Window to rear, feature electric fireplace with surround, with radiator, carpet flooring, and patio door to the rear garden.

Study
10' 3" x 7' 3" (3.13m x 2.21m)
Window to front, with radiator, and carpet flooring.

W/C
3' 8" x 4' 11" (1.11m x 1.50m)
Frosted window to front, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and wood effect flooring.

First Floor Landing
15' 6" x 3' 2" (4.73m x 0.97m)
Doors to all bedrooms, family bathroom, and storage cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
14' 8" x 9' 0" (4.47m x 2.75m)
Window to front, with radiator, carpet flooring, and door to en-suite.

En-suite
7' 9" x 5' 0" (2.36m x 1.52m)
Frosted window to front, shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with radiator, partial wall tiling, and wood effect flooring.

Bedroom 2
9' 8" x 12' 2" (2.95m x 3.72m)
Window to front, with radiator, carpet flooring, and door to storage cupboard.

Bedroom 3
9' 5" x 11' 0" (2.87m x 3.36m)
Window to rear, with radiator, and carpet flooring.

Bedroom 4
11' 4" x 7' 10" (3.45m x 2.39m)
Window to rear, with radiator, and carpet flooring.

Bedroom 5
7' 1" x 7' 10" (2.15m x 2.40m)
Window to rear, with radiator, and carpet flooring.

Family Bathroom
5' 6" x 6' 4" (1.68m x 1.92m)
Frosted window to side, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over, with radiator, and wood effect flooring.

Front Garden

Mainly laid to decorative shingle, with pathways leading to the front door and side access gate to the rear garden, with driveway leading to the double garage.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, and side access gate returning to the front garden.

Parking
The property also benefits from a driveway leading to the double garage, providing further off-street parking.

Double Garage
17' 1" x 17' 0" (5.21m x 5.19m)
Two up and over doors to front, with mains power and lighting connected.

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. There is an annual service charge for maintaining the communal areas. The cost for this is £45.00 Per Annum, For more information, please contact the office.



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Viewing
Strictly by an appointment via Lawson's Estate Agents 01842 755422.

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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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