



Lawsons
ESTATE AGENTS

9 Nightingale Way, Thetford
£425,000

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Thetford, IP24 2YN

Four bedroom detached house, situated in a highly desirable location close to picturesque river walks and local amenities. This spacious home has been thoughtfully maintained and updated, featuring a contemporary kitchen and breakfast room with integrated appliances, perfect for family gatherings or casual dining. The generous living areas include a welcoming dining room and a bright, airy lounge, offering ample space for entertaining or relaxing. The principal bedroom boasts a modern en-suite shower room, while three further bedrooms are served by a stylish family bathroom and a convenient downstairs W/C. Additional highlights include gas central heating throughout, ensuring comfort all year round, and a double garage with driveway providing parking and extra storage. This is a wonderful opportunity to secure a beautifully presented family home in a sought-after setting. Call now to arrange your viewing and avoid disappointment.

Council Tax band: E

Tenure: Freehold

Entrance Hallway

13' 10" x 7' 2" (4.22m x 2.19m)

Window to side, doors to dining room, kitchen / breakfast room, lounge, study, W/C, and understairs storage cupboard, with radiator, tiled flooring, and stairs to first floor landing.

Kitchen / Breakfast Room

10' 5" x 19' 4" (3.17m x 5.90m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, wall mounted and cupboard enclosed gas fired boiler, integrated washing machine and dishwasher, with space for freestanding cooker with cooker hood over and fridge / freezer, with radiator, spotlighting, patio door to rear garden, and further door returning to the dining room.





Dining Room

12' 4" x 10' 1" (3.75m x 3.08m)

Window to front, with radiator, tiled flooring, and door returning to the entrance hallway.

Lounge

16' 1" x 11' 11" (4.89m x 3.64m)

Patio door to rear, feature electric fireplace with surround, with two radiators, and tiled flooring.

Study

6' 7" x 8' 9" (2.01m x 2.66m)

Window to front, with radiator, and tiled flooring.

W/C

6' 11" x 2' 10" (2.12m x 0.86m)

Window to side, low level W/C, wash basin with mixer tap over and vanity storage beneath, with radiator, and tiled flooring.

First Floor Landing

10' 2" x 8' 6" (3.11m x 2.60m)

Doors to all bedrooms, family bathroom, and storage cupboard, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

14' 5" x 10' 6" (4.40m x 3.19m)

Window to front, built-in wardrobes, with radiator, carpet flooring, and door to en-suite.

En-suite

5' 6" x 8' 9" (1.68m x 2.67m)

Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall tiling, radiator, and tiled flooring.

Bedroom 2

10' 8" x 14' 7" (3.25m x 4.44m)

Two windows to rear, with radiator, and carpet flooring.

Bedroom 3

12' 0" x 12' 3" (3.66m x 3.74m)

Window to front, with radiator, and carpet flooring.



Bedroom 4

6' 10" x 10' 7" (2.08m x 3.22m)

Window to front, with radiator, and carpet flooring.

Bathroom

5' 7" x 7' 10" (1.69m x 2.39m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, radiator, and tiled flooring.

Front Garden

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

Rear Garden

Mainly laid to lawn, with flowerbed border, patio area to the immediate rear of the property, space for a garden shed, single door to the rear section of the garage, and side access gate to the front of the property.

Double garage

The property benefits from a double garage with two up and over doors to front, mains power and lighting connected, and a single door to the rear garden. A partition wall has been erected within the garage, separating the front section from the rear.

This alteration has been carried out in a way that allows the space to be easily reverted back to its original full-garage layout if preferred.

Parking

The property benefits from a driveway leading to the double garage, providing off-road 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 £2,920.07 per annum for 2025/26.



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.

Lawsons Estate Agents

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	