



Lawsons
ESTATE AGENTS

46 Nightingale Way, Thetford
In Excess of **£375,000**

46 Nightingale Way

Thetford, IP24 2YN

We are delighted to present this impressive four-bedroom detached house, ideally situated in a highly desirable location close to scenic river walks. This beautifully maintained home features a spacious kitchen, a separate dining room perfect for family gatherings, and a bright living area. The principal bedroom benefits from its own en-suite, while a modern family bathroom and convenient downstairs W/C cater to every-day needs. The property is equipped with efficient gas heating, ensuring comfort all year round, and offers a welcoming atmosphere throughout. With a private garage and driveway, this home is perfect for families seeking both style and practicality. Council Tax band: D / Tenure: Freehold

Hallway

5' 7" x 9' 4" (1.70m x 2.84m)

Doors to downstairs WC, dining room, study, kitchen, and under stairs cupboard, double doors to lounge, laminate flooring, radiator, and stairs to first floor landing.

Downstairs WC

8' 2" x 2' 10" (2.48m x 0.86m)

Window to side, low level WC, wash basin, tiled flooring and heated towel rail.

Lounge

11' 8" x 14' 10" (3.56m x 4.51m)

Beautiful fire surround with electric fire, laminate flooring, two radiators and French doors with two side windows to the rear garden.





Dining Room

11' 9" x 8' 6" (3.57m x 2.59m)

Two windows to front, radiator and carpet flooring.

Study

8' 9" x 6' 8" (2.66m x 2.04m)

Window to front, radiator and carpet flooring.

Kitchen

8' 8" x 16' 9" (2.65m x 5.11m)

Window to rear, wall and base units with worktop over, inset one and half bowl sink unit with mixer taps over, tiled splash backs, and laminate flooring. Built in double tower oven, electric induction hob with cooker hood over, Space for dishwasher, washing machine in situ and American style fridge freezer, radiator and doors to the garage and rear garden.

First Floor Landing

3' 0" x 10' 7" (0.91m x 3.23m)

Doors to all bedrooms, bathroom, and airing cupboard housing the hot water cylinder, carpet flooring, radiator, window to side and loft hatch.

Bedroom 1

10' 2" x 9' 10" (3.10m x 3.00m)

Two windows to rear, radiator, built in wardrobes, and door to ensuite.

En-Suite

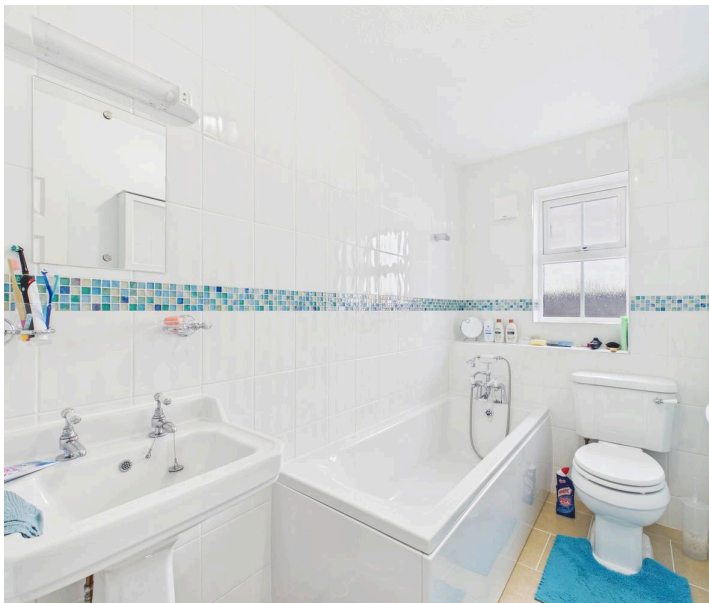
9' 10" x 3' 5" (3.00m x 1.04m)

Window to side, shower cubicle, low-level WC, wash basin, part wall tiling, tiled flooring, extractor fan, heated towel rail and wall light with shaving point.

Bedroom 2

12' 11" x 8' 5" (3.94m x 2.57m)

Two windows to front enjoying beautiful views over Barnham Common, radiator, carpet flooring and freestanding wardrobes to remain.



Bedroom 3

8' 4" x 8' 6" (2.54m x 2.59m)

Window to rear, radiator and carpet flooring.

Bedroom 4

7' 8" x 10' 0" (2.33m x 3.06m)

Window to front, radiator and carpet flooring.

Bathroom

9' 0" x 4' 9" (2.75m x 1.46m)

Window to side, bath with mixer tap and shower attachment over, low-level WC, wash basin, part wall tiling, tiled flooring, extractor fan, heated towel rail and wall light with shaving point.

Front Garden

The front garden is mainly laid to plum slate with brick weave pathway lead into the front door.

Rear Garden

The rear garden is mainly laid to lawn with a large brick wave patio area to the immediate rear, selection of mature shrub and plant borders, outside tap and gate to front.

Driveway

The brick weave driveway provides ample off-road parking and leads to the single garage.

Garage

The Single garage has up and over door to front, power and lights connected, wall mounted gas boiler and doors to the kitchen and the rear garden.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,514.69 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.



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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