

Lawsons
ESTATE AGENTS

84 Nunnery Drive, Thetford

Guide Price £400,000 - £425,000

84 Nunnery Drive

Thetford, IP24 3EP

Four-bedroom detached house, ideally situated near picturesque river walks and offering easy access to the A134 for convenient commuting. This beautifully maintained home boasts a spacious lounge perfect for relaxing or entertaining, a separate dining room for family gatherings, and a versatile loft room. The property features a family bathroom, a handy ground floor W/C, and the principal bedroom benefits from its own stylish en-suite, providing a touch of luxury and privacy. Gas heating ensures comfort throughout the seasons, while a garage and driveway provide ample parking and storage solutions. With its well-designed layout and sought-after location, this home is not to be missed. Contact us today to arrange your viewing and secure this exceptional property for yourself.

Council Tax band: E

Tenure: Freehold

Entrance Hallway

22' 9" x 3' 8" (6.93m x 1.11m)

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

Kitchen

13' 11" x 9' 8" (4.25m x 2.94m)

Two windows to rear, matching wall and base units with worktop over, inset two bowl sink unit with mixer tap over, wall mounted and cupboard enclosed gas fired boiler, integrated electric oven, hob, and dishwasher, space for washing machine, fridge / freezer, and one further undercounter appliance, with radiator, tiled flooring, and door to rear garden.

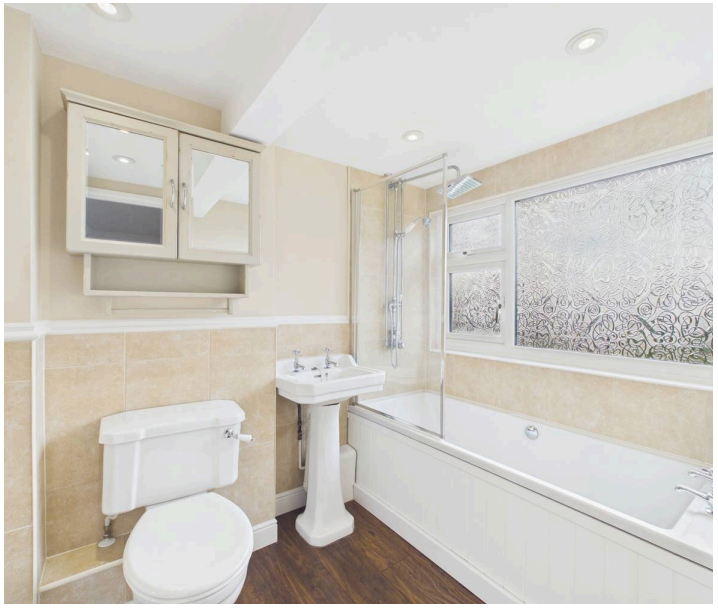












Dining Room
11' 9" x 9' 9" (3.58m x 2.98m)
Window to rear, with radiator, solid oak flooring, and opening to lounge.

Lounge
12' 4" x 22' 10" (3.77m x 6.95m)
Window to front, feature gas fireplace with surround, with two radiators, solid oak flooring, patio door to the rear garden, and further door returning to the entrance hallway.

Study
5' 11" x 9' 0" (1.80m x 2.74m)
Window to front, with radiator, and carpet flooring.

W/C
2' 11" x 6' 5" (0.88m x 1.96m)
Frosted window to side, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and tiled flooring.

First Floor Landing
20' 4" x 3' 3" (6.19m x 0.98m)
Window to front, doors to bedroom 1, bedroom 2, bedroom 3, stairs to loft room / bedroom 4, family bathroom, and two storage cupboards of which one houses the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
12' 5" x 16' 6" (3.78m x 5.03m)
Window to rear, two large built-in wardrobes / storage cupboards, with radiator, carpet flooring, and door to en-suite.

Bedroom 2
11' 2" x 9' 9" (3.41m x 2.97m)
Two windows to rear, built-in wardrobe / storage, with two radiators, and carpet flooring.

Bedroom 3
7' 3" x 9' 10" (2.22m x 2.99m)
Window to rear, built-in wardrobe / storage, with radiator, and carpet flooring.

Family Bathroom
5' 7" x 6' 6" (1.69m x 1.99m)
Frosted window to side, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with partial wall tiling, heated towel rail, and wood effect flooring.

Loft Room / Bedroom 4
11' 9" x 15' 11" (3.58m x 4.86m)
Window to rear, with built-in shelving, with radiator, and carpet flooring.

Brick-Built Shed
16' 3" x 8' 10" (4.96m x 2.68m)
Window to rear, with mains power and lighting connected.

Double Garage
16' 1" x 18' 3" (4.91m x 5.56m)
Electric up and over door to front, with mains power and lighting connected, bricked inspection pit, and single door to front garden.

Front Garden

Mainly laid to lawn, with shrubs, hedging, pathway leading to the front door and single door to garage, with side access gate to the rear garden, and driveway leading to the garage.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, single door to brick-built shed, with side access gate to the front.

Parking

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

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.



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
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

