



Lawsons
ESTATE AGENTS

45 Nunnery Drive, Thetford
Offers in Region of **£290,000**

45 Nunnery Drive

Thetford, IP24 3EP

Welcome to this three-bedroom detached house located in a highly regarded area, through Lawsons Estate Agents. Situated on a large corner plot close to river walks and with easy access to the A134, this property boasts three bedrooms, a separate dining room, garage, driveway, downstairs cloakroom, and proximity to town amenities. Arrange a viewing now to appreciate the wonderful features on offer.

Council Tax band: C

Tenure: Freehold

Hallway

14' 6" x 3' 7" (4.42m x 1.08m)

Doors to W/C, lounge, kitchen, and understairs storage cupboard, with radiator, carpet flooring, and stairs to first floor landing.

W/C

5' 3" x 2' 6" (1.59m x 0.76m)

Frosted window to side, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and carpet flooring.

Kitchen

9' 10" x 7' 10" (2.99m x 2.39m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with individual taps over, tiled splashbacks, space for freestanding cooker with cooker hood over, washing machine, fridge, and dishwasher, with radiator, vinyl flooring, hatch to dining room, and door to rear garden.





Lounge

14' 6" x 11' 11" (4.42m x 3.64m)

Window to front, radiator, and carpet flooring, with opening to dining room.

Dining Room

9' 9" x 10' 4" (2.96m x 3.15m)

Patio door to rear garden, with radiator, carpet flooring, and hatch to kitchen.

First Floor Landing

9' 11" x 7' 0" (3.02m x 2.13m)

Doors to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

12' 2" x 10' 6" (3.71m x 3.19m)

Window to front, built-in wardrobes and storage, with radiator, and carpet flooring.

Bedroom 2

9' 9" x 10' 6" (2.97m x 3.21m)

Window to rear, built-in wardrobe, radiator, and carpet flooring.

Bedroom 3

8' 6" x 7' 9" (2.59m x 2.36m)

Window to front, radiator, carpet flooring, and door to over stairs storage cupboard.

Bathroom

5' 5" x 7' 10" (1.66m x 2.39m)

Frosted window to rear, bath with mixer tap and separate electric shower over, low level W/C, wash basin with individual taps over, with radiator, wood effect vinyl flooring, and spotlighting.



Driveway

The property benefits from a brick weave driveway to the front of the garage, providing off-road parking.

Garage

Up and over door to front, with mains power and lighting connected, window to rear, and single door to rear garden.

Front Garden

Mainly laid to lawn, with brick weave driveway leading to the garage, and pathway leading to the front door and side access gates to rear.

Rear Garden

Mainly laid to lawn with patio area to the immediate rear of the property, multiple trees and shrubs, with patio door to dining room, single doors to kitchen and garage, with side access gates to front.

Agents Note

This property falls under a C band for the local council tax and costs approximately £2,024.93 per annum for 2024/25.

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 St, Thetford - IP24 2AP

01842 755422 - sales@lawsonsestateagents.co.uk

www.lawsonsestateagents.co.uk

