



Lawsons
ESTATE AGENTS

85 Nunnery Drive, Thetford
£400,000

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Thetford, IP24 3EP

Four-bedroom detached house, perfectly situated in a highly regarded location close to scenic river walks. This impressive home has been thoughtfully upgraded with solar panels, delivering energy efficiency. The contemporary kitchen / breakfast room features ample storage, making it ideal for family life and entertaining. The spacious layout includes a bright conservatory, perfect for relaxing or enjoying natural light throughout the year, and each bedroom offers generous proportions and versatility for growing families or home office needs. Additional highlights include an ensuite to the principal bedroom, a large garage, and a private driveway. Early viewing is highly recommended to secure this outstanding home - call now to arrange your visit.

Council Tax band: E

Tenure: Freehold

- FOUR BEDROOM
- DETACHED HOUSE
- SOLAR PANELS
- GENEROUS GARDENS
- EN-SUITE TO PRINCIPAL BEDROOM
- CONSERVATORY
- GARAGE & DRIVEWAY
- HIGHLY REGARDED LOCATION
- NEARBY RIVER WALKS
- CALL NOW TO ARRANGE A VIEWING!





Hallway

16' 7" x 6' 6" (5.06m x 1.97m)

Window to front, doors to W/C, kitchen / breakfast room, study, and lounge / diner, with radiator, carpet flooring, and stairs to first floor landing.

Kitchen / Breakfast Room

Two windows to rear, further window to the conservatory, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, cupboard enclosed gas fired Baxi boiler, integrated electric oven and gas hob with cooker hood over, space for freestanding fridge / freezer, washing machine, and dishwasher, with two radiators, a combination of carpet and tiled flooring, and a single door to the rear garden.

Lounge / Diner

12' 5" x 22' 9" (3.78m x 6.94m)

Window to front, with two radiators, carpet flooring, and patio door to conservatory.

Conservatory

18' 9" x 8' 11" (5.71m x 2.72m)

Windows to all aspects, low level wall surround, with French doors to the rear garden.

Study

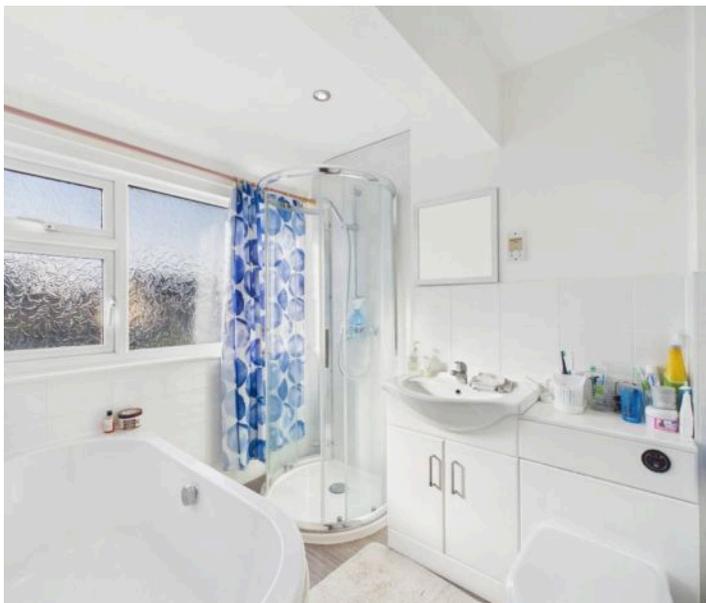
5' 10" x 9' 1" (1.78m x 2.77m)

Window to front, with radiator, and carpet flooring.

W/C

2' 11" x 5' 7" (0.88m x 1.71m)

Frosted window to side, low level W/C, wash basin with mixer tap over and vanity storage beneath, with partial wall tiling, radiator, and wood effect flooring.





First Floor Landing

14' 1" x 6' 6" (4.29m x 1.97m)

Window to front, doors to all bedrooms, family shower room, and two storage cupboards, of which one houses the hot water cylinder and the other houses the solar panel control panel, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

12' 5" x 16' 7" (3.78m x 5.05m)

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

En-suite

5' 10" x 8' 0" (1.77m x 2.45m)

Frosted window to front, bath with mixer tap and shower attachment over, separate shower cubicle with Aqualisa mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, partial wall tiling, with heated towel rail, vinyl flooring, and spotlighting.

Bedroom 2

9' 10" x 9' 9" (2.99m x 2.96m)

Window to rear, with radiator, and carpet flooring.

Bedroom 3

9' 5" x 9' 9" (2.86m x 2.97m)

Window to rear, with radiator, and carpet flooring.

Bedroom 4

6' 6" x 9' 9" (1.99m x 2.96m)

Window to rear, with radiator, and carpet flooring.

Shower Room

5' 6" x 6' 6" (1.67m x 1.99m)

Frosted window to side, shower cubicle with electric shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, vinyl flooring, and spotlighting.



Front Garden

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

Rear Garden

Enclosed rear garden, mainly laid to lawn with mature shrubs, trees, with hardstanding area to the immediate rear of the property, French doors to the conservatory, single doors to the kitchen / breakfast room and garage, with side access gate to the front garden.

Double Garage

The property benefits from a double garage with a window to rear, an up and over door to front, mains power and lighting connected, and single door to the rear garden.

Driveway

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

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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