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ESTATE AGENTS

13 Nightingale Way, Thetford  
£425,000

# 13 Nightingale Way

Thetford, IP24 2YN

Four bedroom detached house, perfectly positioned in a highly sought after location that offers both convenience and a sense of community. This impressive home has been thoughtfully designed to accommodate modern family living, featuring a spacious dining room ideal for entertaining, a dedicated study for working from home, and a welcoming lounge. The kitchen comes equipped with ample storage, while the property benefits from gas heating throughout for year-round comfort. Upstairs, the principal bedroom boasts a en-suite, complemented by a well-appointed family bathroom and a convenient downstairs W/C, ensuring comfort for residents and guests alike. Additional highlights include a double garage. Early viewing is highly recommended - call now to arrange your appointment and avoid disappointment.

Council Tax band: E

Tenure: Freehold

## Entrance Hallway

13' 9" x 7' 3" (4.20m x 2.21m)

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

## Kitchen / Breakfast Room

12' 5" x 19' 0" (3.78m x 5.79m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, cupboard enclosed gas fired boiler, integrated electric oven and gas hob with cooker hood over, space for washing machine, dishwasher and fridge / freezer, with radiator, tiled flooring, patio door to rear garden, and further door to dining room.





### Dining Room

12' 2" x 10' 0" (3.72m x 3.05m)

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

### Lounge

15' 11" x 11' 11" (4.85m x 3.62m)

Feature gas fireplace with surround, with radiator, carpet flooring, and patio door to rear garden.

### Study

6' 7" x 8' 8" (2.00m x 2.63m)

Window to front, with radiator, and carpet flooring.

### W/C

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

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

### First Floor Landing

10' 0" x 3' 3" (3.05m x 0.99m)

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

### Bedroom 1

14' 2" x 10' 3" (4.32m x 3.12m)

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 individual taps over, with partial wall tiling, radiator, and tiled flooring.

### Bedroom 2

10' 9" x 12' 5" (3.27m x 3.78m)

Two windows to rear, built-in wardrobes, with radiator, and carpet flooring.

### Bedroom 3

10' 4" x 12' 2" (3.14m x 3.71m)

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



#### Bedroom 4

6' 10" x 10' 8" (2.08m x 3.25m)

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

#### Family Bathroom

5' 7" x 7' 10" (1.71m x 2.40m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and carpet flooring.

#### Front Garden

Grass area to the immediate front of the property, with generous driveway leading to the double garage, decorative shingle area, pathway leading to the front door, and two side access gates to the rear garden.

#### Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, mature shrubs, raised beds, and two side access gates to the front.

#### Double Garage

17' 0" x 16' 10" (5.19m x 5.14m)

Two up and over doors to front, with mains power and lighting connected.

#### Parking

The property benefits from a large driveway providing ample 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. 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.

Lawson's Estate Agents

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