5 Goshawk Way - £365,000

Thetford IP24 3HX

chilterns

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£365,000

The Property

An exceptionally well presented detached house lying within a small cul-de-sac on the popular Nunnery Fields development situated on the outskirts of the town, with picturesque nearby walks to Nunnery Lakes, Nuns Bridges and Spring Walk.

SITUATION LOCATION
Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

ENTRANCE HALL
Composite entrance door, under stairs storage cupboard, Karndene LVT flooring, radiator.

CLOAKROOM
Two piece suite comprising; WC, vanity wash basin, UPVC sealed unit double glazed window with Venetian blind, Karndene LVT flooring, radiator.

STUDY
UPVC sealed unit double glazed window with Venetian blinds, Karndene LVT flooring, radiator.

DINING ROOM
UPVC sealed unit double glazed windows with Venetian blinds, Karndene LVT flooring, radiator.

LOUNGE
French style double doors from entrance hall, fitted real flame gas fire set in ornamental fireplace with oak surround and mantle, marble inset and hearth, two radiators, Karndene LVT flooring. UPVC sealed unit French style doors leading to:

CONSERVATORY
Of part brick construction with UPVC sealed unit double glazed windows and French doors to rear garden all with fitted integral blinds. Sealed unit double glazed Thermal clear glass roof, Karndene LVT flooring, programmable underfloor heating.

Features

- SOUGHT AFTER NUNNERY FIELDS DEVELOPMENT
- CLOSE PROXIMITY TO NUNNERY LAKES & THE B.T.O
- CONVENIENT FOR TOWN CENTRE & LOCAL AMENITIES
- PLEASANT CUL-DE-SAC POSITION
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS AND DRESSING ROOM
- FOUR PIECE BATHROOM SUITE
- SINGLE GARAGE
- DRIVEWAY PARKING
- CHARMING LANDSCAPED GARDENS

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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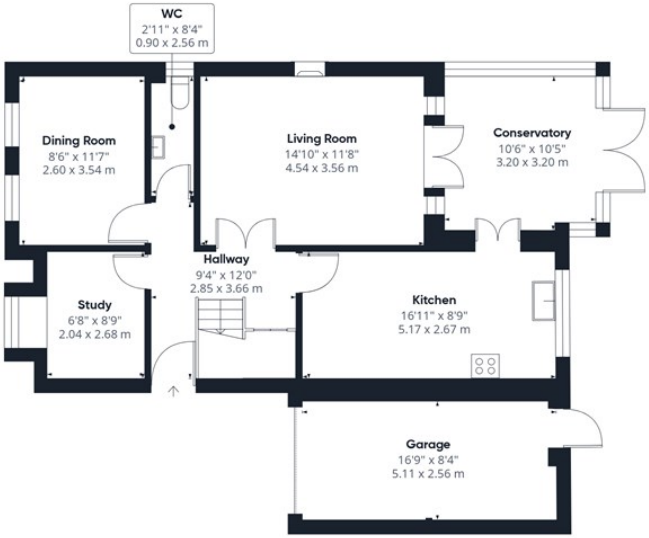
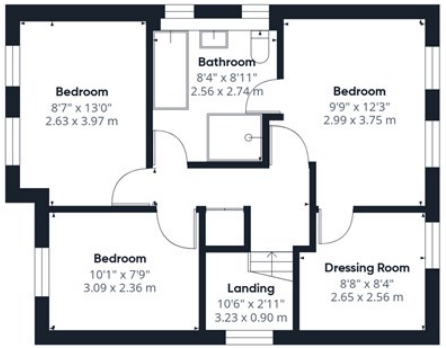


Ground Floor



Floor 1

Approximate total area(1)

1362 ft²

126.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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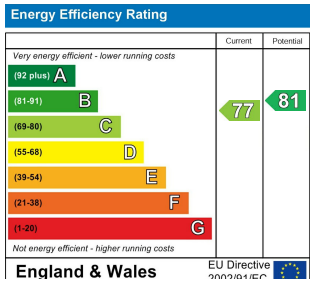

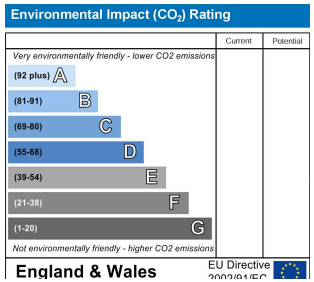

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