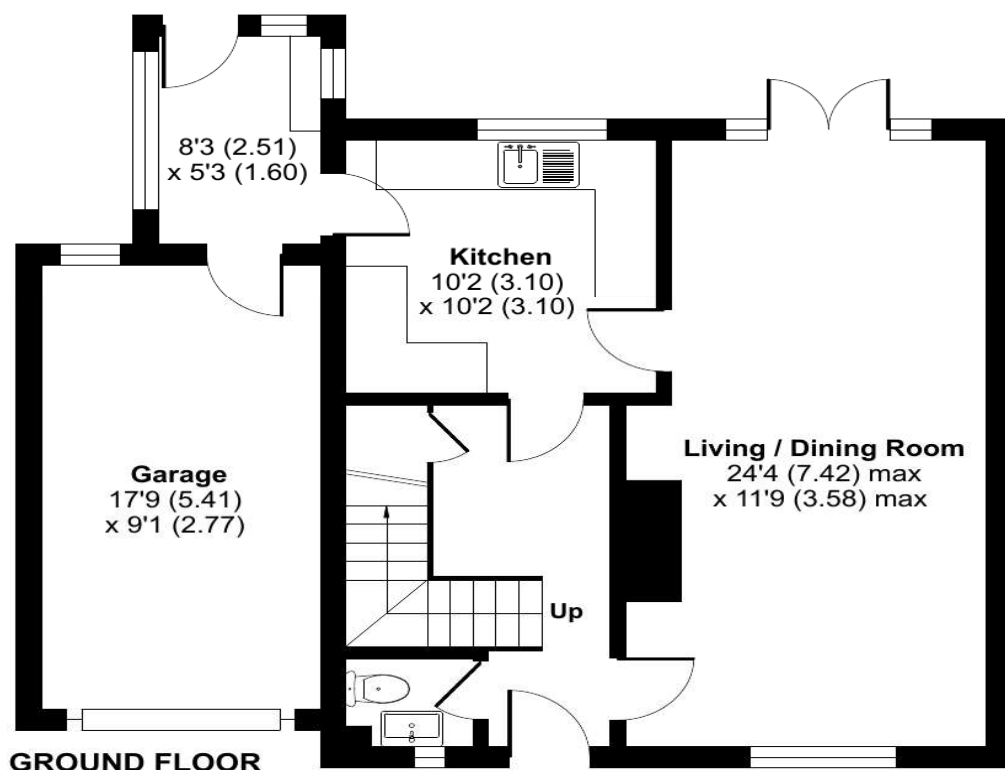
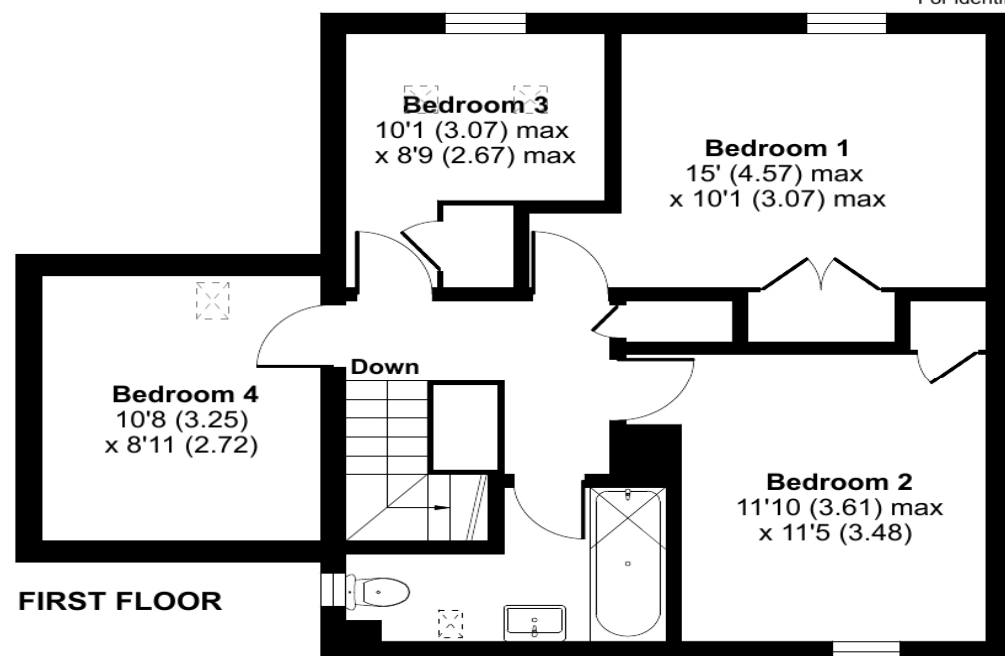


Chalk Hill, Great Cressingham, Thetford, IP25

Approximate Area = 1177 sq ft / 109.3 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1340 sq ft / 124.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1162549



Chalk Hill, Great Cressingham, Thetford, IP25 6NP

A very well presented detached four bedroom house, situated in the sought after popular village of Great Cressingham. This superb property offers garage, conservatory/utility, gardens, parking and UPVC double glazing. Viewing highly recommended.

Offers in Excess of £350,000 Freehold



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



Built-in wardrobe, UPVC double glazed window to rear, two double glazed Velux roof windows, radiator.

Bedroom Four
10'8" (3.25m) x 8'11" (2.72m)

Double glazed Velux roof window to rear, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, mixer tap with separate hand shower attachment, washbasin, WC, towel radiator, obscure glass UPVC double glazed window to side, double glazed Velux roof window, tiles to floor, tiled splashback, radiator.

Garage
17'9" (5.41m) x 9'1" (2.77m)

Main up and over door to front, UPVC double glazed window to rear, entrance door opening to conservatory/utility, electric lights and power.

Outside Front

Front garden laid to low maintenance shingle providing off road parking,

shrubs and plants to beds and borders, outside lights, wooden fence and hedge to perimeter, gated access to rear garden.

Rear Garden

Enclosed low maintenance rear garden laid to shingle, selection of shrubs and plants to beds and raised planters, wooden shed/summer house, outside light, outside tap, paved patio seating area, wooden fence to perimeter, gated access to front.

Agents Notes

EPC rating D58 (Full copy available on request)
 Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached House
- Four Bedrooms
- Sought After Location
- Energy Efficiency Rating D58
- Utility/Conservatory
- Garage, Gardens and Parking
- UPVC Double Glazing
- Oil Fired Central Heating

Situated in the popular sought after village of Great Cressingham, Longsons are delighted to bring to the market this very well presented modern, detached four bedroom house. This superb property offers garage, parking, gardens, conservatory/utility and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom with WC, four bedrooms, bathroom, garage, gardens, parking, UPVC double glazing and oil fired central heating.

GREAT CRESSINGHAM

Situated approximately 5 miles from Watton and 6 miles from Swaffham, it is a small rural village with a population of just under 300, with a popular public house, The Olde Windmill and a village church. The area offers splendid country walks and is within five miles of two excellent golf courses.

Entrance Hall

UPVC double glazed entrance door to front, stairs to first floor, understairs storage cupboard.

Lounge/Dining Room
24'4" (7.42m) Max x 11'9" (3.58m) Max

Feature brickwork open fireplace (currently not in use) UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front, two radiators.

Kitchen

10'2" (3.1m) x 10'2" (3.1m)

Modern fitted kitchen units to walls and floor complemented by a work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, integrated dishwasher, space for electric cooker with extractor hood over, integrated fridge, tiled splashback, UPVC double glazed window to rear, radiator.

Conservatory/Utility
8'3" (2.51m) x 5'3" (1.6m)

Work surface with space and plumbing under for washing machine, UPVC

double glazed entrance door opening to rear garden, UPVC double glazed window to rear and side.

Cloakroom

WC, wash basin, obscure glass UPVC double glazed window to front, radiator.

Stairs and Landing

Built-in cupboard housing hot water cylinder.

Bedroom One
15'0" (4.57m) Max x 10'1" (3.07m) Max

Built-in wardrobe, UPVC double glazed window to rear, radiator, loft access.

Bedroom Two
11'10" (3.61m) Max x 11'5" (3.48m)

Built-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Three
10'1" (3.07m) Max x 8'9" (2.67m) Max

