



# ALL SAINTS COURT

THETFORD, IP24 1BF

£550,000

FREEHOLD

**Chilterns**

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Are you searching for a four bedroom detached property in the sought after and popular village of Croxton? This chalet style bungalow has an abundance of potential and could make the ideal family / multigenerational living home!

## General

Chilterns are pleased to bring this four bedroom detached chalet style bungalow to the market which is situated in the very popular and sought after village of Croxton just to the north of Thetford. The property boasts four generous sized bedrooms, two en suites, plentiful off-road parking and it is being offered on a chain free basis.

## Description

**Local Authority:** Breckland District Council

**Council Tax:** E - £2,784





## SITUATION LOCATION

Croxton is situated on the border of Thetford 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. 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. Lying on the edge of the Thetford Forest, Croxton is a village of traditionally built chalk and flint cottages and houses, a church and club.



Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. 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.

**ENTRANCE HALL** Sealed unit wooden door to front with frosted glass panel and double glazed panels to side, UPVC sealed unit double glazed window to side, access to ground floor accommodation, vaulted ceilings, fitted carpet, radiator.

**BEDROOM FOUR / OFFICE** UPVC sealed unit double glazed window to front, fitted carpet, radiator.

**BATHROOM** Four piece suite comprising; WC, panelled bath, shower cubicle with shower over, wash basin, fully tiled walls, UPVC sealed unit double glazed window to side, heated towel rail, fitted carpet.

**LOUNGE** Two UPVC sealed unit double glazed windows to front, feature fireplace with stone surround and inset electric fire, fitted carpet, two radiators, access to dining room via wooden double doors with glass panelling to side.

**DINING ROOM** Sealed unit double glazed wooden French style doors to rear, fitted carpet, radiator.





**KITCHEN** Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating ceramic single drainer sink unit, tiled splash backs, tiled flooring, electric hob with extractor over, built in electric grill and oven, integrated dish washer, integrated fridge freezer, UPVC sealed unit double glazed window to rear, radiator. Door to:

**UTILITY ROOM** Fitted with a range of base and wall mounted units with work surfaces over incorporating stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, wooden sealed unit double glazed window to rear, wooden sealed unit double glazed door to rear garden, tiled flooring, radiator, wall mounted boiler, access to WC.

**CLOAKROOM** Two piece suite comprising; WC, wash basin, tiled flooring, half tiled walls, extractor fan, radiator.

**BEDROOM THREE** UPVC sealed unit double glazed window to rear, fitted carpet, radiator, door to:

**EN SUITE** Three piece suite comprising; WC, wash basin, shower cubicle with shower over, UPVC sealed unit double glazed window to side, fully tiled walls, fitted carpet, heated towel rail.

**LANDING** Access to all first floor accommodation, fitted carpet, airing cupboard housing hot water cylinder, radiator.

**BEDROOM ONE** Built in wardrobe cupboard, fitted bedroom furniture, two UPVC sealed unit double glazed window to front, fitted carpet, two radiators. Door to:

**EN SUITE** Three piece suite comprising; WC, wash basin, shower cubicle with shower over, UPVC sealed unit double glazed window to side, fully tiled walls, fitted carpet.

**BEDROOM TWO** Built in wardrobe cupboards with access to eaves storage, UPVC sealed unit double glazed window to side, loft access, fitted carpet, radiator.

**PARKING** Driveway parking for several vehicles. There is also a carport and garage to the side.

**OUTSIDE** To the front the property is accessed via a private drive with pathway leading to entrance porch. There is a small lawn area with flowers and shrubs to the front.

The rear garden is split into two tiers with various plants and shrubs throughout. The top tier is mainly laid to lawn and the bottom tier has a paved patio area. There is an outside tap, power sockets, oil tank and the rear is fully enclosed by a combination of wooden fencing and brick wall.

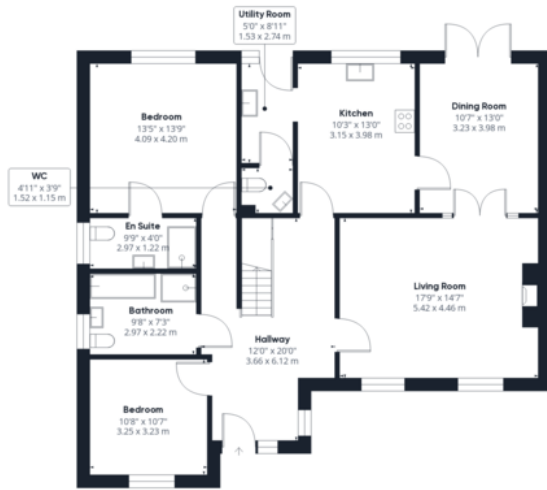
**SERVICES** Mains services including electricity, oil central heating, water and drainage are connected to the property. There are also solar panels at the property.

**EPC** EPC C.

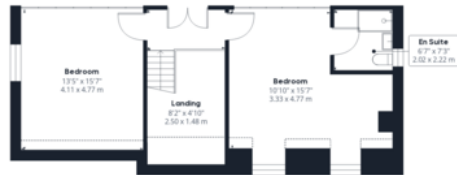
**COUNCIL TAX** Band E.







Ground Floor



Floor 1

**Approximate total area<sup>1)</sup>**

1760.87 ft<sup>2</sup>

163.59 m<sup>2</sup>

**Reduced headroom**

47.79 ft<sup>2</sup>

4.44 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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