



HILL HOUSE LANE  
CROXTON, IP24 1UR

OIEO £375,000  
FREEHOLD

**Chilterns**



# HILL HOUSE LANE

THETFORD, IP24 1UR

Chilterns

Are you searching for a property with level access living that you can put your own stamp on? Look no further than this four bedroom detached bungalow on the edge of the village of Croxton that is being offered to the market on a chain free basis!

## General

Chilterns are pleased to bring this four bedroom detached bungalow to the market which is situated within a sought after location on the edge of the village of Croxton. The property would be ideal for somebody who is looking for a renovation project whilst having level access living.

## Description

**Local Authority:** Breckland District Council

**Council Tax:** E - £2,784









## 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** UPVC sealed unit double glazed door to front with UPVC panel to side, access to ground floor accommodation, airing cupboard housing hot water cylinder, fitted carpet, radiator.

**LOUNGE** UPVC sealed unit double glazed French style doors and window to side, UPVC sealed unit floor to ceiling window to front, brick built feature fireplace, fitted carpet, two radiators.

**WC** Two piece suite comprising; WC, pedestal wash basin, UPVC sealed unit double glazed window to front, fitted carpet, radiator.

**DINING ROOM** UPVC sealed unit double glazed window to rear, fitted carpet, radiator.

**KITCHEN** Fitted with a range of base and wall mounted kitchen units with work surfaces over incorporating stainless steel one and a half bowl sink unit with mixer tap over, electric oven and hob, built in microwave, UPVC sealed unit double glazed window to rear, tiled flooring, radiator.









**UTILITY ROOM** Fitted with a range of base and wall mounted units with work surfaces over, tiled splash backs, UPVC sealed unit double glazed door to front with side panel, wall mounted gas boiler, UPVC sealed unit double glazed door to rear.

**BEDROOM THREE** UPVC sealed unit double glazed window to front, built in storage cupboard, fitted carpet, radiator.

**BATHROOM** Three piece suite comprising; shower cubicle with electric shower over, WC, pedestal wash basin, vinyl flooring, UPVC sealed unit double glazed window to front, radiator.

**BEDROOM FOUR** UPVC sealed unit double glazed window to rear, access to loft space, fitted carpet, radiator.

**BEDROOM TWO** Two UPVC sealed unit double glazed windows to rear and side, built in storage cupboard, fitted carpet, radiator.

**BEDROOM ONE** Built in storage cupboard, UPVC sealed unit double glazed window to front, fitted carpet, radiator. Door to:

**EN SUITE** Three piece suite comprising; corner bath with electric shower over, WC, hand basin, fitted carpet, fully tiled walls, UPVC sealed unit double glazed window to front, radiator.

**OUTSIDE** To the front of the property the garden is mainly laid to lawn enclosed partly by hedging with pathway leading to front entrance door.

The rear is mainly laid to lawn and has wrap around gardens. There are a variety of shrubs and hedging to the rear and it is enclosed by wooden fencing.

**GARAGE** To the left of the property is an oversized garage with up and over door, power and light connected. Driveway parking for up to two vehicles.

**SERVICES** Mains services including electricity, gas central heating, water and drainage are connected to the property.

**EPC** EPC C.

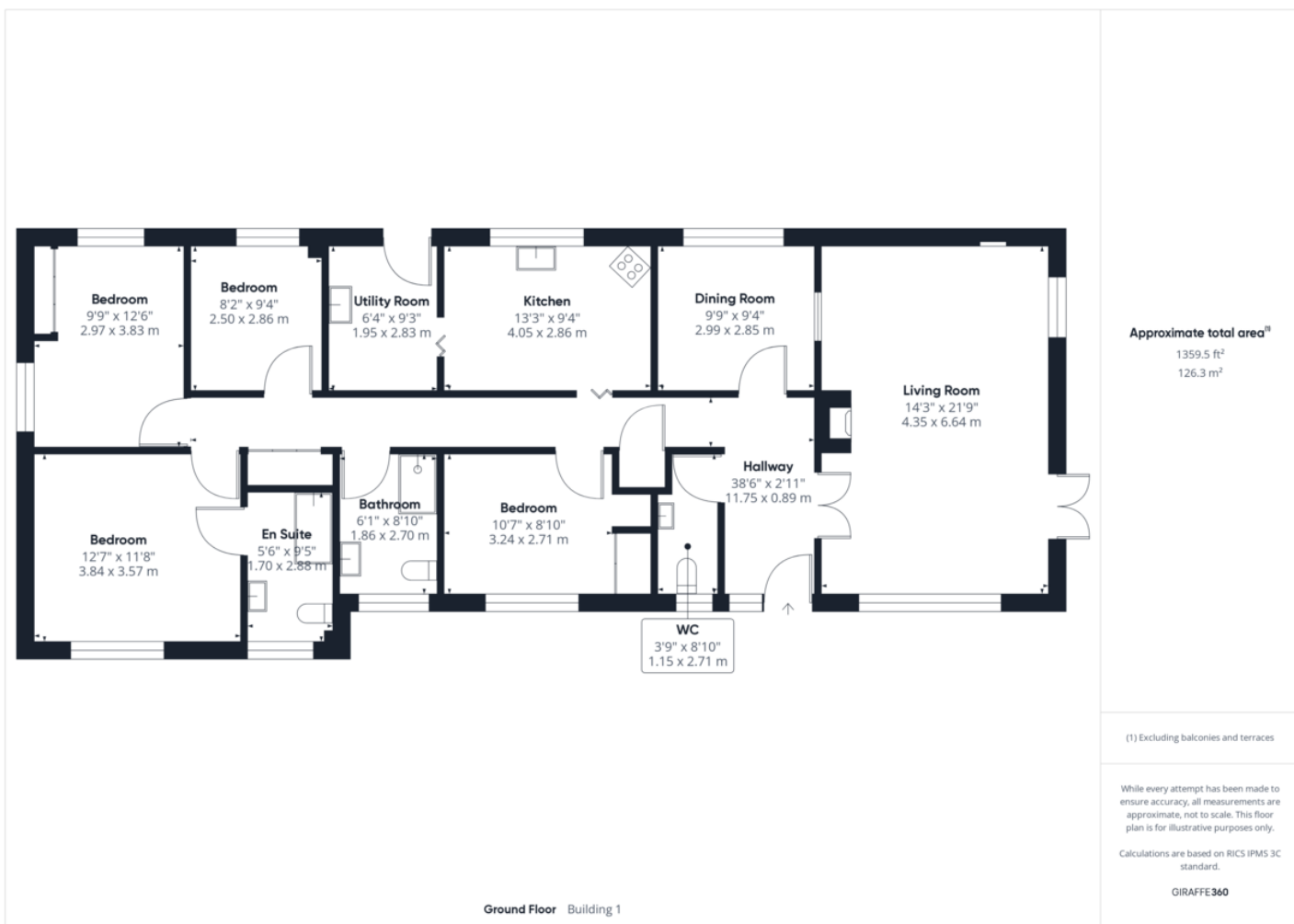
**COUNCIL TAX** Band E.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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