



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 30th January 2025



HILL HOUSE LANE, CROXTON, THETFORD, IP24

Chilterns

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street-view-image

















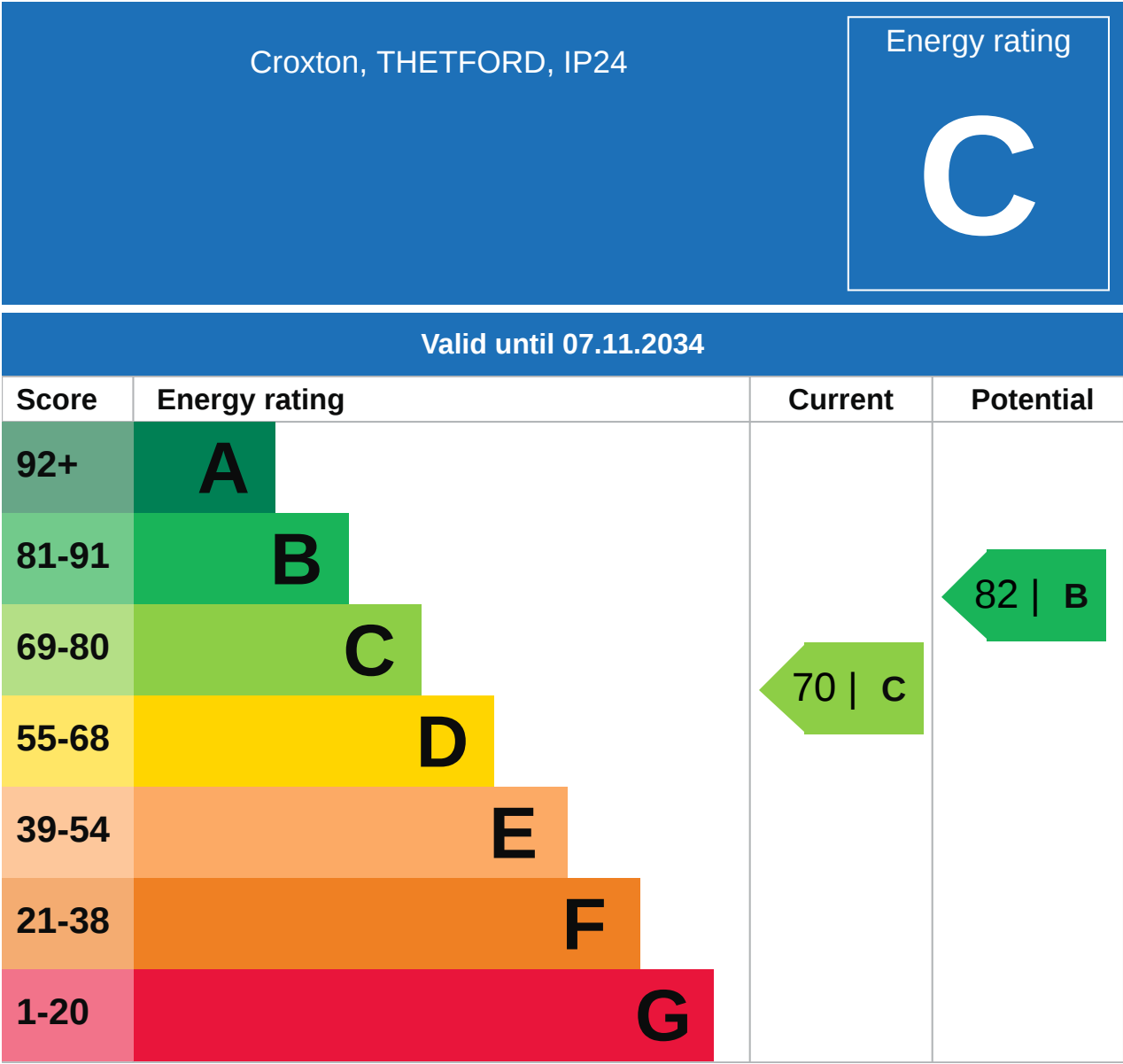
Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,359 ft ² / 126 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band E		
Annual Estimate:	£2,713		
Title Number:	NK177214		

Local Area

Local Authority:	Norfolk	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	7	40	-
• Surface Water	Low	mb/s	mb/s	mb/s
				

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			
			
			



Additional EPC Data

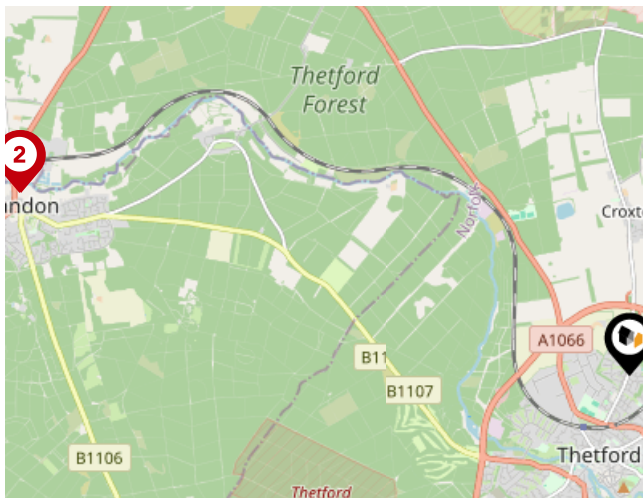
Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	131 m ²



		Nursery	Primary	Secondary	College	Private
1	The Thetford Academy Ofsted Rating: Good Pupils: 1305 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Drake Primary School Ofsted Rating: Good Pupils: 417 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Raleigh Infant Academy Ofsted Rating: Good Pupils: 135 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Admirals Academy Ofsted Rating: Requires improvement Pupils: 229 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Norwich Road Academy Ofsted Rating: Requires improvement Pupils: 339 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Bishop's Church of England Primary Academy Ofsted Rating: Requires improvement Pupils: 383 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Thetford Grammar School Ofsted Rating: Not Rated Pupils: 201 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Damara School Ofsted Rating: Good Pupils: 14 Distance:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

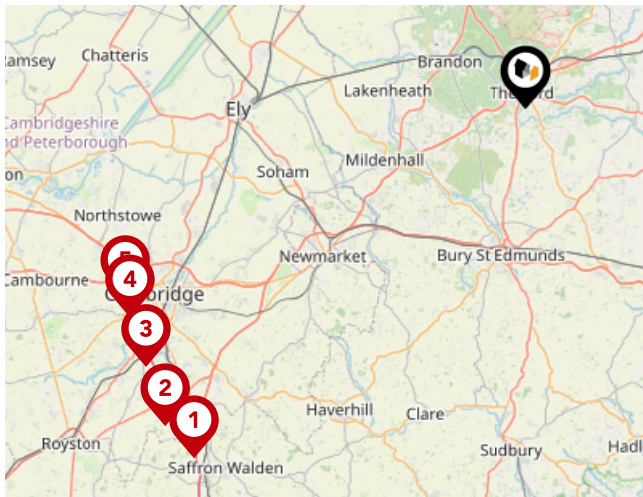


		Nursery	Primary	Secondary	College	Private
9	Redcastle Family School Ofsted Rating: Good Pupils: 258 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Diamond Academy Ofsted Rating: Not Rated Pupils: 164 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Queensway Infant Academy and Nursery Ofsted Rating: Requires improvement Pupils: 148 Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Pinetree School Ofsted Rating: Good Pupils: 34 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Barnham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 154 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Elveden Church of England Primary Academy Ofsted Rating: Outstanding Pupils: 103 Distance:4.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Glade Academy Ofsted Rating: Good Pupils: 219 Distance:5.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Forest Academy Ofsted Rating: Good Pupils: 424 Distance:5.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



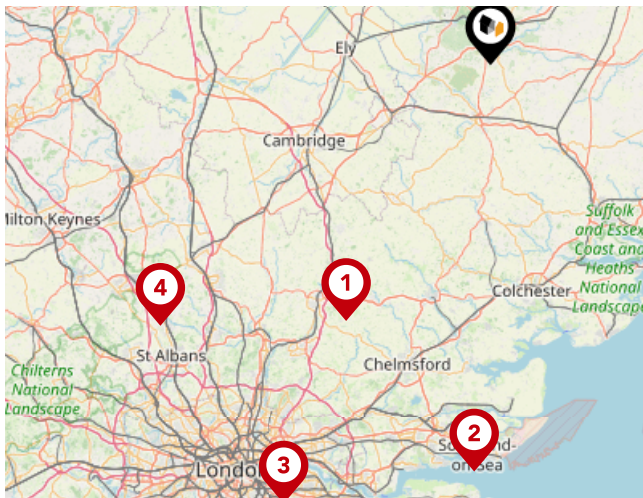
National Rail Stations

Pin	Name	Distance
1	Brandon Rail Station	5.75 miles
2	Entrance	5.75 miles
3	Entrance2	9.35 miles



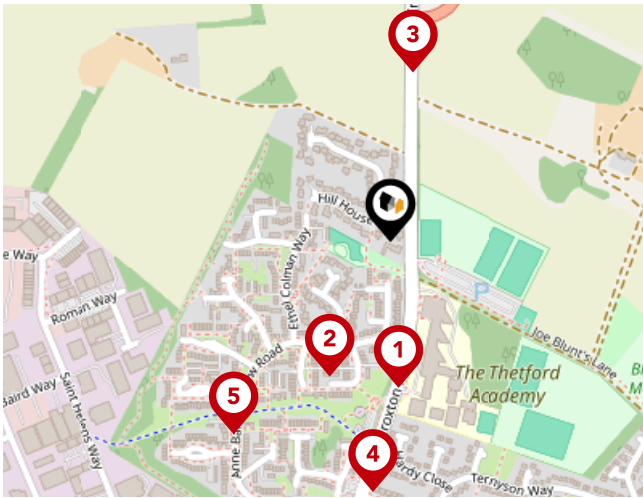
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	34.96 miles
2	M11 J10	34.77 miles
3	M11 J11	33.31 miles
4	M11 J13	32.37 miles
5	M11 J14	32.09 miles



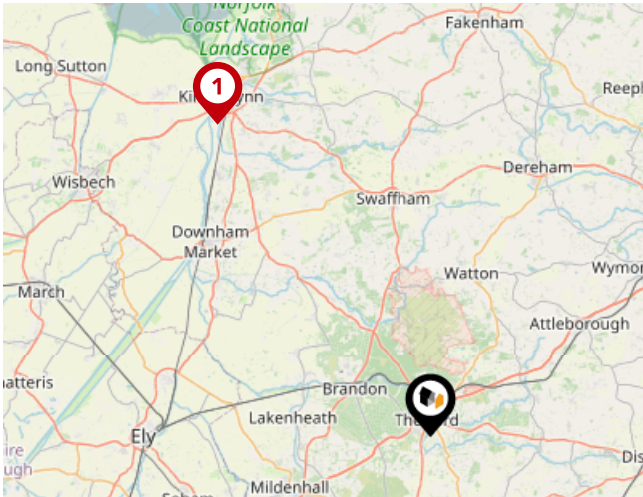
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	42.86 miles
2	Southend-on-Sea	59.61 miles
3	Silvertown	70.8 miles
4	Luton Airport	61.27 miles



Bus Stops/Stations

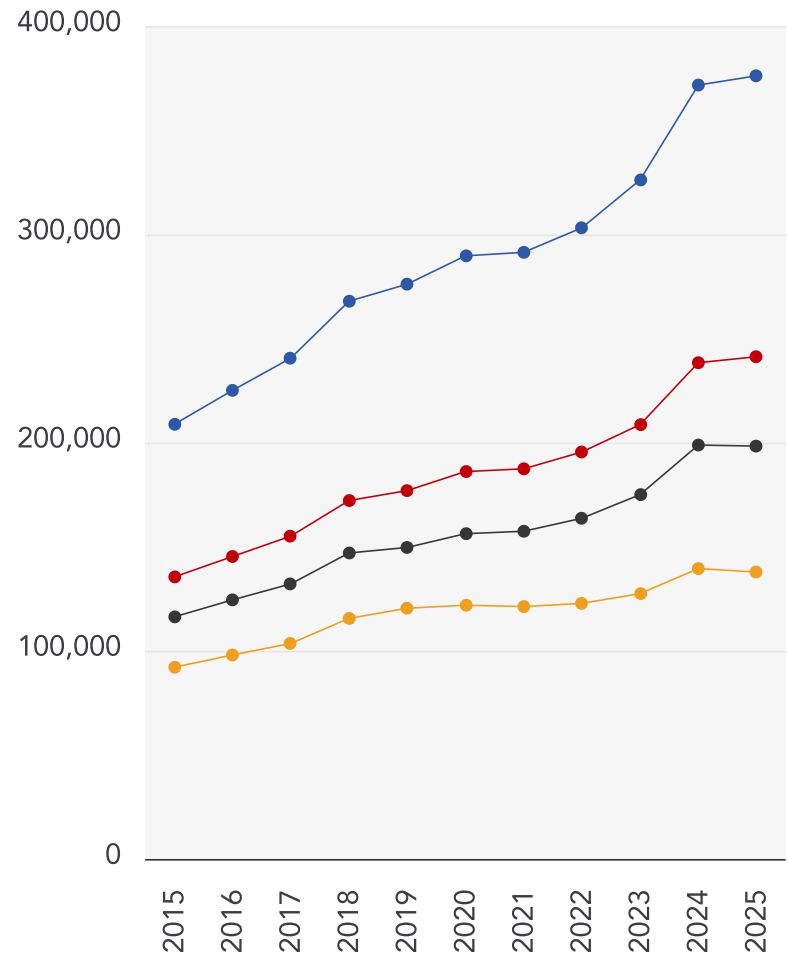
Pin	Name	Distance
1	Rosemary Musker School	0.17 miles
2	Elizabeth Fry Close	0.17 miles
3	Bypass junction	0.19 miles
4	Rosemary Musker School	0.28 miles
5	Edith Cavell Close	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	West Lynn Ferry Landing	27.32 miles

10 Year History of Average House Prices by Property Type in IP24



Detached

+80.17%

Semi-Detached

+78.07%

Terraced

+70.53%

Flat

+49.65%

Chilterns

Chilterns

Our association with The Guild of Property Professionals ensures our properties are marketed throughout a network of over 800 offices nationwide, advertising over 65,000 properties, including access to the Guild's prestigious showrooms on London's Park Lane. This gives properties offered through Chilterns unrivalled exposure to the widest market place.

Testimonial 1



I used Chilterns for my entire four years here and had the best experience with them! Everyone I talked to was always kind and professional. The management team that helped me move out of my property was very fair, helpful, and respectful. The entire Chilterns team was great to work with!

Testimonial 2



Would just like to thank Becky and all the other staff at thetford office for helping my daughter and grand daughter find some where to live. Can't recommend them enough went over the extra mile thank you all again.

Testimonial 3



Thanks to chilterns for helping us find our dream home. We have rented from chilterns for the past 3 years and in that time they have been amazing. When looking for our first home we went to all of the estate agents in the surrounding area. The staff at chilterns went above and beyond in professionalism and on a personal level. They did all they could to accommodate our needs and wishes and honestly made the competition look like no competition at all.



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Data Quality

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Valuation Office Agency

