

Hook Lane, Cranworth, Thetford, IP25

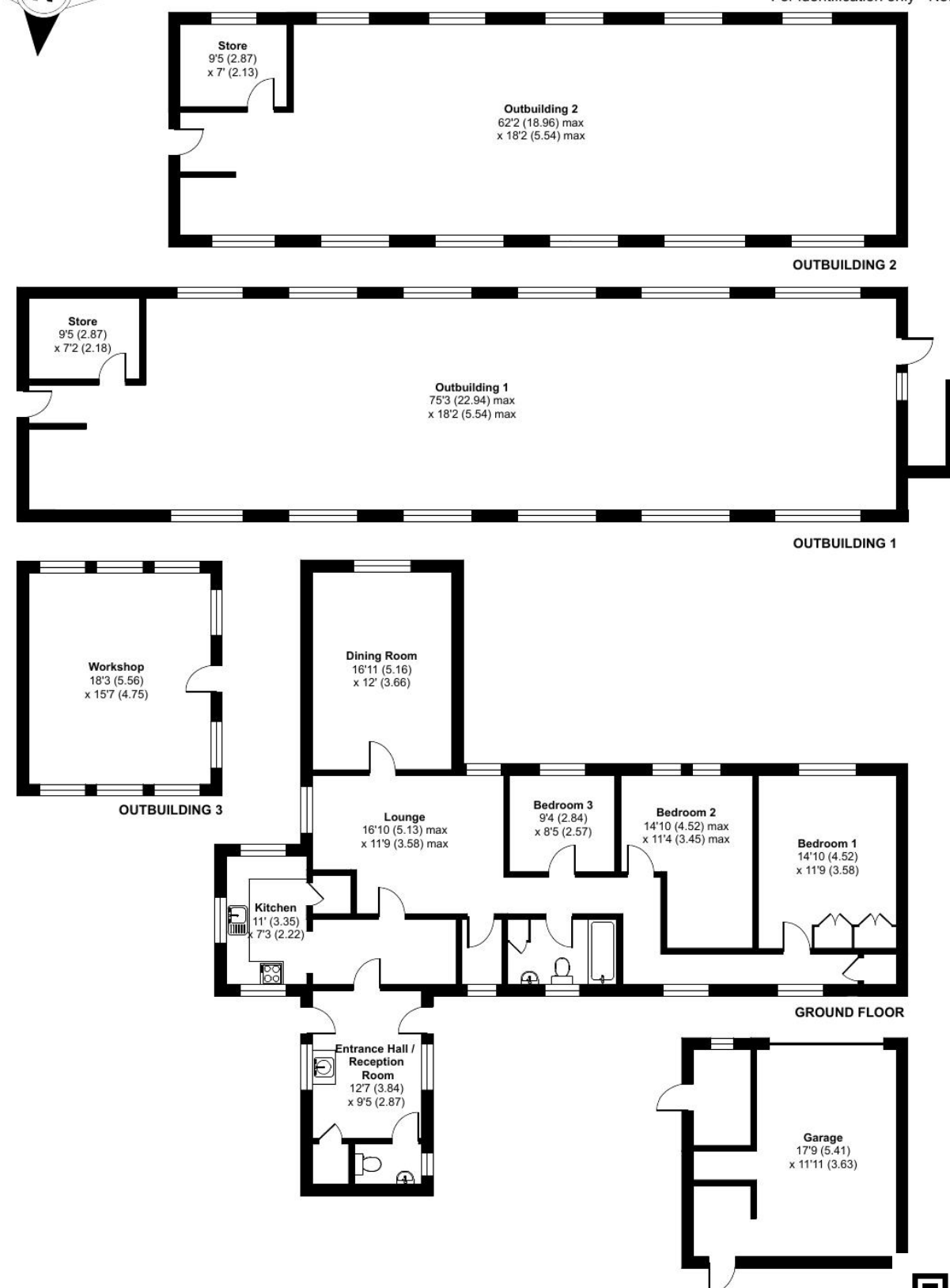
Approximate Area = 1386 sq ft / 128.8 sq m

Outbuilding(s) = 2816 sq ft / 261.6 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 4520 sq ft / 419.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1303366



Hill Crest, Hook Lane, Cranworth, Thetford, IP25 7SZ

CHAIN FREE!

Charming, three bedroom bungalow situated on a generous plot in a rural location on the outskirts of Cranworth. The fabulous property is only just connected to the neighbouring property and has much to offer including garage, workshops, solar panels, three reception rooms and much more!

Offers In Excess Of £500,000 Freehold

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<https://www.longsons.co.uk>

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Situated in a rural location on the outskirts of Cranworth, Longsons are delighted to bring to the market this charming three bedroom bungalow. This fabulous property sits on sizeable grounds and includes well presented front garden providing an impressive first impression of the property accessed via remote controlled gates, a garage, workshops, solar panels providing annual feed-in tariff providing low cost electric with battery storage, three reception rooms, fresh air system, cloakroom with WC and much much more!

Offered for sale CHAIN FREE!

Viewing highly recommended to fully appreciate all on offer with this charming property. Briefly, the property offers entrance hall/reception room, kitchen, lounge, dining room, inner hall, three bedrooms, bathroom, garage, large gardens, three workshops (two in need of attention), large shed, solar panels, oil fired central heating and double glazing.

Cranworth is a village within the Breckland district of mid-Norfolk, East Anglia and is conveniently located for access to Dereham, Norwich, the A47 and the A11 with the new trunk road due to be completed next year.

Entrance Hall/Reception Room

Entrance doors to both sides, double glazed windows to both sides, built in storage cupboard, pamment tiles to floor, enamel sink unit with hot and cold tap.

Cloakroom

Wash basin set within fitted cabinet, WC, double glazed window to side.

Kitchen

11'0" (3.35m) x 7'3" (2.21m)

Hand made shelving units with worksurface over, enamel butler style sink with mixer tap and drainer, large Range style gas cooker with extractor hood over, built in pantry, double glazed windows to front and side.

Lounge

16'10" (5.13m) Max x 11'9" (3.58m)

Max

Feature fireplace with inset open fire, double glazed windows to front and side, two radiators, built in cupboard with fitted shelving and solar panel battery storage.

Dining Room

16'11" (5.16m) x 12'0" (3.66m)

Feature fireplace with inset open fire, double glazed window to front, radiator.

Inner Hall

Double glazed windows to side, ceiling mounted fresh air unit, loft access, two radiators, built in storage cupboard.

Bedroom One

14'10" (4.52m) x 11'9" (3.58m)

Fitted wardrobes, double glazed window to front, radiator.

Bedroom Two

14'10" (4.52m) Max x 11'4" (3.45m)

Max

Two double glazed windows to front, radiator.

Bedroom Three

9'4" (2.84m) x 8'5" (2.57m)

Double glazed window to front, radiator.

Bathroom

Bathroom suite comprising bath with mixer tap and separate hand shower attachment, wash basin set within fitted cabinet, WC, built in cupboard housing hot water system, obscure glass double glazed window to side.

Garage

17'9" (5.41m) x 11'11" (3.63m)

Remote controlled motorised roller door to front, wooden storage shed to side, personal entrance door to rear, electric power and lights.

Outside Front

Delightful front garden laid to lawn, shingle driveway providing ample off road parking, shrubs, plants, ornamental trees and box hedging to beds and borders, remote control motorised double gates providing access to driveway, access to rear garden.

Rear Garden

Large rear garden separated into several areas, one area laid to concrete with solar panels providing low cost energy and annual feed in tariff, area to side laid to lawn with raised vegetable growing beds, greenhouse and fruit trees, area to rear laid to lawn, area to opposite side set out as a chicken run, bomb shelter remains to centre of lawned area.

Outbuilding One

Currently used for storage with a total of fifteen windows and two entrance doors, additional room attached which was used as an outside toilet.

Outbuilding Two

Electric sockets and light, currently being used for storage with twelve windows in total.

Agent's Note 1

EPC rating B85 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

Agent's Notes 2

As the site has potential for residential development, the owners are looking to have a contractual agreement in place for overage that will only be payable if the land is developed. It is calculated as a percentage of uplift in the value of the land if developed, including conversion of the outbuildings into residential accommodation. The sellers are prepared to negotiate an up-front payment to replace any overage being due if preferred.

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.

- Charming Bungalow
- Three Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating B85
- Sizeable Plot, Garage & Workshops
- Solar Panels & Oil Central Heating
- Remote Controlled Gates
- CHAIN FREE!
- Rural Location
- Cloakroom with WC

