





## Douglas Close, Croxton, IP24 1NF

Guide Price £550,000

Extensively refurbished detached bungalow finished to a particularly high standard and excellent attention to detail.

This superb property, provides beautifully presented accommodation with well-proportioned rooms displaying many quality features throughout, whilst possessing a light and airy atmosphere. Situated in a picturesque village the detached bungalow is complemented by private gardens and a quiet setting.

This splendid home enjoys a delightful setting at the end of a small quiet close, situated within a short walk to the heart of the village which offers excellent access to the A11 leading to the Norfolk Coast. The immaculately presented accommodation currently in brief comprises an entrance hall with fitted cupboards and door to a stylish shower room. From the hall leads to the stunning "live in" kitchen/dining/family room, creating an ideal space for entertaining and relaxing with large dual aspect windows, wood burner and a superb well equipped kitchen with island and excellent range of integrated appliances. A separate utility room is a useful space with a further sink, boiler and door to the rear gardens. The sitting room is a delightful dual aspect reception room with contemporary woodburner and French doors opening to the rear gardens. Leading off the main reception space is an inner hall with fitted cupboards and leading to the three comfortable bedrooms and large family bathroom with bath and separate shower enclosure, completing the accommodation.

### Outside

To the front of the property is a large tarmac drive providing off road parking for several vehicles and access to the detached

double garage with electric door and EV charger. To the side of the drive is a well maintained front lawn with newly planted trees. The rear gardens are a particular feature being well stocked with an abundance of flowering plants, well stocked borders, mature trees and shrubs. There is a timber shed providing useful storage and a paved terrace beneath a timber pergola creates an ideal area for outdoor entertaining and al-fresco dining.

### Location

The property enjoys a delightful setting within a small quiet close situated within a short walk of the heart of the village. Croxton is a pretty Norfolk village lying on the edge of The Brecks and has its own church, one of 124 existing round church towers in Norfolk. The village also has a village hall and social club offering a number of activities.

The thriving town of Thetford is situated within a few miles and has excellent facilities including 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.

### Directions

When entering Croxton from the direction of Thetford/A11, proceed along The Street and turn right into Harefield Road. Follow the road into Douglas Close where the bungalow will be found on the left hand side.

### Services

- Recently remodelled detached bungalow in quiet setting
- Beautifully presented accommodation
- Well tended south facing gardens
- Extensive vehicle parking, EV charger, double garage
- Solar panels
- Fabulous "live in" kitchen/dining/family room
- Sitting room with woodburner
- Utility, shower room
- Three comfortable bedrooms
- Spacious family bathroom

Mains electricity, water and drainage are connected. Oil fired radiator central heating. Solar Panels fitted 2020.

Council Tax: Breckland Council Tax Band E

Broadband speed: Up to 60 mbps available (Source Ofcom)

Mobile phone signal for: Three and O2 (Source Ofcom)

Flood Risk: Very Low Risk

