



Old Croxton Road, Thetford, IP24 1AG

welcome to

Old Croxton Road, Thetford

Individual detached home in a non-estate location close to Thetford town centre, offering three bedrooms, two receptions, garage, driveway & enclosed garden - the best of town life with privacy!



Summary

Situated in a desirable non-estate location within Thetford, this individual detached home offers a fantastic balance of space, convenience, and privacy. Enjoy the best of town living without the hustle and bustle, with the town centre, schools, independent restaurants, shops, and a main train line with direct links to Cambridge and Norwich all within easy reach.

Inside, the property boasts spacious rooms throughout, including three well-proportioned bedrooms. The separate living and dining rooms provide a versatile layout for family life, while the kitchen extension to the rear adds a light-filled retreat overlooking the garden, being well-sized, offering plenty of storage and workspace.

Outside, the enclosed rear garden is well-presented and private, ideal for relaxing or entertaining. The home also benefits from a garage and private driveway, ensuring ample off-road parking. With its prime location and generous space, this home is a rare find and must be viewed to be fully appreciated!

The Accommodation

Entrance door to:

Entrance Hall

15' 1" x 7' 1" (4.60m x 2.16m)

With door to front, stairs to the first floor landing and radiator.

Downstairs Cloakroom

With low level W.C, wash hand basin and window to rear.

Living Room

15' x 11' 11" (4.57m x 3.63m)

With feature fireplace, TV point and radiator.

Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)

With radiator and archway to:

Kitchen / Diner

28' 5" max. x 10' 7" (8.66m max. x 3.23m)

With a range of fitted kitchen units at wall and base level with work surface over, ceramic sink unit with mixer tap over, electric oven, electric hob with extractor hood over, three skylights and bi-folding doors to the rear.

Utility Room

11' 11" x 9' 1" (3.63m x 2.77m)

With a range of fitted kitchen units and space for fridge/freezer.

Rear Porch

With door to rear.

First Floor Landing

With access to the loft space and window to side.

Master Bedroom

14' plus bay window. x 9' 11" (4.27m plus bay window. x 3.02m)

With built in wardrobe, bay window to front and radiator.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)

With built in wardrobes, window to rear and radiator.

Bedroom Three

11' 2" max. x 9' max. (3.40m max. x 2.74m max.)

With built in wardrobe, window to front and radiator.

Shower Room

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over and heated towel rail.

Outside

To the rear of the property, the garden is largely laid to lawn with a paved patio area and garden shed.

Garage And Driveway



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Old Croxton Road, Thetford

- Detached Home in a Sought After Non-Estate Location
- Spacious Layout with Three Good Sized Bedrooms
- Separate Living and Dining Rooms for Flexible Family Living
- Bright Kitchen Extension Overlooking the Rear Garden
- Well Presented Enclosed Garden - Private & Peaceful
- Garage & Driveway, Providing Off Road Parking
- Close to Town Centre, Schools, Restaurants & Shops
- Main Train Line Nearby with Direct Links to Cambridge & Norwich

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107796 - 0005

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