



Lawsons
ESTATE AGENTS

31 Heathlands Drive, Croxton

Guide Price £325,000 – £350,000

31 Heathlands Drive

Croxton, IP24 1UT

This spacious three bedroom detached bungalow that has been recently refurbished by the current owner and benefits from a 25' L-shaped open plan living room, recently installed kitchen & bathroom, and a driveway for several vehicles. An internal viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

- THREE BEDROOMS
- GAS HEATING
- DRIVEWAY FOR SEVERAL VEHICLES
- HIGHLY SOUGHT AFTER LOCATION
- GENEROUS GARDENS
- DETACHED BUNGALOW
- SPACIOUS OPEN PLAN LOUNGE / DINER
- EASY ACCESS TO THE A11
- FAMILY BATHROOM
- CALL NOW TO VIEW!





ENTRANCE HALL

3' 3" x 4' 10" (1.00m x 1.47m)

Radiator and door to:

LOUNGE / DINING ROOM

25' 7" x 13' 5" (7.81m x 4.09m)

Spacious dual aspect lounge / dining room with two double glazed windows to the front and French doors to the garden, feature painted brick fireplace with wooden mantle, doors to hallway, bedroom 3 and door to:

KITCHEN

11' 3" x 12' 8" (3.42m x 3.86m)

Fitted with a range of base and wall mounted units, quartz style worksurface with inset 1½ bowl single drainer sink unit with mixer taps, space for electric oven with stainless steel extractor hood over, plumbing for automatic washing machine, space for upright fridge / freezer, built-in storage cupboard, radiator, double glazed window to the side and glazed door to the side passageway.

BEDROOM 3

11' 3" x 8' 0" (3.43m x 2.44m)

Double glazed window to front, and radiator.



HALLWAY

5' 5" x 4' 11" (1.66m x 1.51m)

Access to loft, radiator, doors to Bedroom 1 & 2, and door to the bathroom.

BEDROOM 1

11' 3" x 13' 3" (3.42m x 4.04m)

Double glazed windows to rear, and radiator.

BEDROOM 2

10' 0" x 11' 3" (3.05m x 3.42m)

Double glazed window to rear, and radiator.

BATHROOM

5' 7" x 8' 0" (1.70m x 2.44m)
White suite comprising of low level W/C, wash hand basin with vanity storage cupboard, panel enclosed bath with mixer taps and shower attachment, part tiled walls, and radiator.

Front Garden

The front garden has a hard stand and gravel driveway providing parking for several vehicles with the rest being mainly laid to lawn.

Rear Garden

There is a patio to the immediate rear of the property, just off the lounge, and pathway leading around the bungalow, the remainder is mainly laid to lawn with a timber summer house located in rear corner, fenced to all sides, and two access gates to the front.

Driveway

The property offers ample off road parking with gravel driveway located to the front.

Agents Note

This property falls under a band C for the local council tax and costs approximately £1,902.82 per annum for 2025/26.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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