



**Lawsons**  
ESTATE AGENTS

60B Croxton Road, Thetford  
£250,000

# 60B Croxton Road

Thetford, IP24 1JD

3 bedroom semi-detached house boasting a prime location close to the leisure centre and school. The property features modern air source heating, providing efficient and eco-friendly warmth throughout. Step inside to discover a contemporary open plan kitchen / lounge area, perfect for entertaining or relaxing with the family. Noteworthy features include solar panels, ensuring energy efficiency and cost savings. The property comes complete with a driveway, offering convenient off-street parking. The family bathroom and downstairs W/C add practicality, while the en-suite to the principal bedroom adds a touch of luxury. Call now to arrange a viewing!

Council Tax band: C Tenure: Freehold

- THREE BEDROOMS
- AIR SOURCE HEATING
- CLOSE TO LEISURE CENTRE & SCHOOL
- OPEN PLAN KITCHEN / LOUNGE
- SOLAR PANELS
- DRIVEWAY
- FAMILY BATHROOM & DOWNSTAIRS W/C
- EN-SUITE TO PRINCIPAL BEDROOM
- EASY ACCESS TO THE A11
- CALL NOW TO ARRANGE A VIEWING!

## Entrance Hallway

5' 10" x 10' 3" (1.79m x 3.12m)

Window to front, with radiator, wood effect vinyl flooring, doors to lounge, bedroom 3 / dining room, and W/C / utility, with stairs to first floor landing.





### **Kitchen**

10' 9" x 8' 0" (3.27m x 2.45m)

Matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and induction hob with cooker hood over, fridge / freezer, and dishwasher, with breakfast bar, and wood effect vinyl flooring.

### **Lounge**

17' 4" x 15' 0" (5.29m x 4.57m)

Windows to front and side, with two radiators, wood effect vinyl flooring, opening to kitchen, and French doors to the side garden.

### **Bedroom 3 / Dining Room**

11' 1" x 10' 0" (3.38m x 3.06m)

Window to side, with radiator, carpet flooring, and door to storage cupboard.

### **W/C / Utility**

5' 11" x 6' 3" (1.80m x 1.90m)

Window to side, low level W/C, wash basin with mixer tap over and vanity storage beneath, with plumbing for washing machine, hot water cylinder, solar panel control unit and storage battery, with heated towel rail, and wood effect vinyl flooring.

### **First Floor Landing**

3' 3" x 8' 8" (0.99m x 2.65m)

Doors to both bedrooms, and family bathroom, with carpet flooring.

### **Bedroom 1**

11' 2" x 13' 1" (3.40m x 3.99m)

Window to side, further velux window to front, with radiator, carpet flooring, and doors to storage cupboard and en-suite.

### **En-Suite**

7' 5" x 3' 11" (2.25m x 1.20m)

Frosted window to front, shower cubicle with mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, and tiled flooring.



## Bedroom 2

10' 11" x 9' 11" (3.33m x 3.03m)

Window to side, further velux window to front, with radiator, carpet flooring, and doors to storage cupboard.

## Family Bathroom

7' 4" x 5' 7" (2.24m x 1.69m)

Frosted window to front, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, and tiled flooring.

## Front Garden

Mainly laid to brick weave driveway, with raised flower beds, mature hedging, with shared driveway\*, and pathway leading to the road.

## Garden

The property benefits from a side garden, with a patio area for outside dining, laid to lawn, with multiple trees, and plant bedding area, with large blue shed, small blue shed, and greenhouse to be included as part of the transaction.

## Parking

The property benefits from a shared right of way driveway leading to an allocated brick weave parking area with ample space for multiple vehicles.

## Agents Note

This property falls under a C band for the local council tax and costs approximately £2,123.69 per annum for 2025/26. The vendors have advised that they have a sewage pump, shared with next door, that pumps sewage into the mains, and requires an annual service. For more information, please contact the office. \*The property has a shared driveway with right of way access for both this property and the neighbouring property. Buyers should confirm details and any maintenance obligations with their legal representative.



## 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	