



HEATHLANDS DRIVE
CROXTON, IP24 1UT

OIEO £330,000
FREEHOLD

Chilterns

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This beautifully presented family home sits proudly at the tip of a cul-de-sac in the sought after Heathlands Drive, within the southern edge of the Croxton parish village boundary. Will the spacious accommodation, single garage, modern kitchen or the enclosed rear garden backing onto woodland entice you towards this home?

SITUATION LOCATION

Croxton is situated on the border of Thetford in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

Description

Services: All mains services are believed to be connected to the property.

Local Authority: Breckland District Council

Council Tax: C - £1,600





Chilterns are delighted to offer this immaculately presented three bedroom detached family home situated within an established residential area in Croxton within easy reach of the A11. The property benefits from a block paved brick weave driveway providing off road parking for three vehicles, single garage, oak doors and flooring and a fully enclosed rear garden with woodland views to the rear. A viewing is highly recommended!

ENTRANCE HALL Stairs leading to first floor landing, oak doors to all ground floor accommodation, cloaks cupboard with shelf and hanging space, solid oak flooring, sealed unit part double glazed entrance door to front with full height double glazed side panels, double glazed window to side, radiator.

CLOAKROOM Modern two piece suite comprising; dual flush low level WC, pedestal wash basin with tiled splash backs, extractor fan, tiled flooring, radiator.

LOUNGE/DINER Feature log burner with oak mantle and slate hearth, space for dining table and chairs, solid oak flooring, sealed unit double glazed sliding patio doors leading to outdoor patio area, double glazed window to front, two radiators.

KITCHEN Modern and contemporary style fitted base and wall mounted kitchen units with work surfaces, incorporating butler sink unit with tap over. Integrated dishwasher, plumbing for washing machine, space for tall standing fridge freezer, Bosch oven, Bosch four ring gas hop with extractor canopy over, tiled splash backs, tiled flooring, sealed unit part double glazed entrance door to side, double glazed window to rear, modern vertical radiator.

FIRST FLOOR LANDING Access to loft space, oak doors to all first floor floor accommodation, fitted carpet, double glazed window to front, radiator.





BEDROOM ONE Fitted carpet, double glazed window to rear overlooking woodland, radiator.

BEDROOM TWO Fitted carpet, double glazed window to front, radiator.

BEDROOM THREE Fitted carpet, double glazed window to rear overlooking woodland, radiator.

BATHROOM Modern fitted three pieces suite comprising; dual flush low level WC, pedestal wash basin, P-shaped bath with glass screen and shower over, part tiled walls, wall mounted mirrored toiletries cupboard, extractor fan, tiled flooring, double glazed window to side, heated towel rail.

FRONTAGE To the front of the property a block paved brick weave driveway providing off road parking for three vehicles and gives access to the single garage. The remainder of the front is laid to shingle. A pathway leads to the side pedestrian gate.

GARAGE Single garage, up and over door, power and light connected, replacement (2021) fuse board, personal door giving access to the rear garden, window to rear.

REAR GARDEN The well maintained and established rear garden comprises of; lawned area, large patio area with timber sleepers, timber storage shed, side pedestrian access providing access to the driveway, borders with mature shrubs, trees and flowers. The rear is secure and fully enclosed by wooden fencing.







Ground Floor Building 1



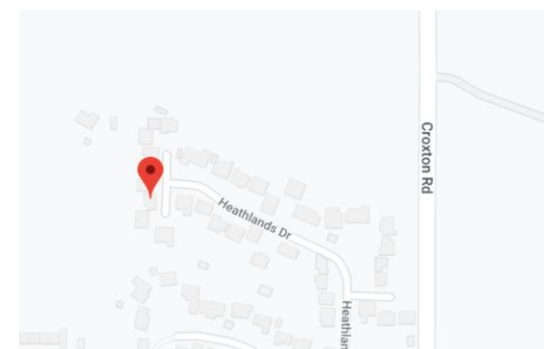
Floor 1 Building 1

Approximate total area⁽¹⁾
909.12 ft²
84.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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