



**Hill House Lane, Croxton, Thetford, IP24 1UR**

**welcome to**

**Hill House Lane, Croxton, Thetford**

An imposing four bedroom detached family home on the edge of Thetford, offering generous living space, a double garage, ample parking to front, multiple reception rooms, a modern kitchen and a substantial rear garden with excellent potential!



## Summary

Positioned within a popular and family friendly area towards the edge of Thetford, this substantial detached home enjoys convenient access to the town's wide range of shops, restaurants, primary and secondary schools, along with a main train line providing direct links to Cambridge and Norwich.

Set back from the road, the property immediately impresses with its presence and practicality, offering ample off-road parking and a double garage - ideal for families requiring additional storage or workshop space.

Internally, the home has been well maintained by the current owners and provides spacious, versatile accommodation suited to families of all sizes. An entrance porch and welcoming hallway with downstairs cloakroom lead through to a modern, elongated kitchen with generous space for appliances and dining, forming a sociable hub of the home. A bright dual-aspect lounge offers a comfortable space to relax, while a separate family room provides further flexibility for entertaining, play or home working.

Upstairs, four well proportioned bedrooms are complemented by a four piece family bathroom, delivering comfortable and practical living arrangements.

Externally, the expansive rear garden offers significant scope for landscaping, extension (subject to permissions) or simply creating a superb outdoor retreat tailored to individual needs.

A spacious and adaptable family home in a well regarded location - early viewing is highly recommended!

## The Accommodation

Entrance door to:

### Entrance Porch

With door to front and further door to:

### Entrance Hall

With stairs to the first floor landing and built in under stairs storage cupboard.

### Downstairs Cloakroom

With low level W.C, wash hand basin with taps over, window to front and radiator.

### Living Room

With feature fireplace, TV point, dual aspect windows to both the front and rear and two radiators.

### Snug / Downstairs Bedroom

With dual aspect windows to both the front and side, door to rear and radiator.

### Kitchen / Diner

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space for fridge/freezer, electric oven, gas hob with cooker hood over, integrated dishwasher, window to front and radiator.

### First Floor Landing

With built in airing cupboard.

### Master Bedroom

With window to rear and radiator.

### Bedroom Two

With window to rear and radiator.

### Bedroom Three

With a range of built in wardrobes, window to front and radiator.

### Bedroom Four

With window to front and radiator.

## Bathroom

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

## Outside

### Front Garden

To the front of the property, there is a driveway providing ample off road parking space and access to:

### Double Garage

### Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area and hot tub.



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## Hill House Lane, Croxton, Thetford

- Four Bedroom Detached Family Home
- Popular Edge of Town Thetford Location
- Ample Off Road Parking & Double Garage
- Modern Kitchen with Space for Dining
- Dual Aspect Lounge and Separate Snug / Downstairs Bedroom
- Four Piece Family Bathroom
- Expansive Rear Garden with Excellent Potential
- Ideal for Families of All Sizes

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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