



Meadow View
Croxtan | Thetford | Norfolk | IP24 1LL

DETACHED MODERN HOME



This immaculately presented three-bedroom home is move-in ready, inside and out, and likely to be very low-maintenance too. It also enjoys an enviable location in a very pretty sought-after village which happens to be within easy reach of Thetford. Rural tranquillity but with urban amenities and transport links a couple of minutes away – the best of both worlds without a doubt.



KEY FEATURES

- A wonderful three/four bedroom detached family property
- Beautifully presented throughout
- Light and open living room with new wood burner, Loft Games Room
- Large driveway with double garage with electric doors
- Lovely gardens
- All windows and doors recently replaced
- Immediate access to the surrounding countryside and forests
- A wonderful sought-after village
- A short drive from the amenities and London train links of Thetford
- Excellent transport links to the A14

The house name is self-explanatory when you see the beautiful rural view opposite. But, with the church just two buildings down the road, you also have a village-centre location. Set back from the road, the house is approached up a gravel drive where there is parking for several in front of the separate double garage.

Step Inside

Built in the 1970s, the house has been refurbished throughout in recent years including new doors, windows, kitchen and bathroom. It also benefits from efficient Fischer electric heating. Entry is through a recessed opening with double doors, a sleek and streamlined alternative to a porch. First impressions are of expansiveness due to the layout being wider than it is deep, a pleasing aesthetic, as well as offering circular movement around the ground floor. To the left is a double-aspect sitting room running the depth of the house. At 22-feet long, there's room for everybody to gather here. In summer the patio doors to the garden can be flung open, while in winter there's a new wood burning stove in a neat, quarry tile hearth. On an east-west axis, this room gets abundant light at any time of day. Also off the entrance hall is the kitchen. With long counters providing plenty of workspace and full-height metro tiling, this is a very practical design but one with a good deal of style and warmth too with pale sage units in a timeless Shaker profile. A sociable space, there's plenty of room in here for loiterers to chat to while preparing food. Connecting the kitchen and sitting room is a dining room with doorless openings either side. Off the other end of the kitchen, a utility gives on to the outside via a stable door, ideal for looking out while keeping dogs and small children in. A third reception room - a snug or perhaps a home office - is a bonus ground-floor space and of a good size too. There is also a downstairs cloakroom.





KEY FEATURES

Year-round entertaining

The circular layout is one that is ideal for entertaining as it avoids bottlenecks. Guests can flow from dining room to sitting room to garden in a perfect progression. And with so much parking on the drive, and pleasant outdoor activities on the doorstep, there's no doubt that this will be a popular place where family or friends will want to convene.

Upstairs

A stylish mid-century staircase leads to the first floor where there are three double bedrooms. Of special note are the beautiful newly fitted bathroom with both bathtub and shower stall and a breath-taking amount of storage tucked under the eaves on both sides of the house.

Hobby room

A loft ladder from one bedroom leads up to a large wood-lined attic. Lit by a skylight, and with shelves lining one end, this is an ideal hobby or games room whether that's table tennis, train sets or arts and crafts. Then again, it might be surplus storage space – can you ever have enough?

Outside

The well-tended garden is perfectly private and not overlooked from any direction. It also feels a good deal more remote than it actually is. Beyond this little haven no nearby buildings can be seen, and the eye settles on hedges, trees and sky. A two-level terrace outside the patio doors of the sitting room has a gazebo which can be covered to provide a large area of shade on hotter days. From the lower level, two steps lead to a second terrace and wide lawn. It's easy to imagine spending long days out here with so many delightful spots to sit and pretty views, including the church steeple, to gaze upon.

On the doorstep

Pretty Croxton seems largely built from flint – maybe no surprise as neolithic flint mines at Grimes Graves are just six miles away. Within this attractive village are a social club and village hall. Just a mile away is Breckland Leisure Centre and Water World and there is a health centre too. For those who enjoy outdoor pursuits the location is ideal as Thetford Forest, with its walking and cycling trails, is within walking distance from home.

























INFORMATION



How far is it to

Thetford, a handsome town packed with historic buildings, is less than two miles away. Supermarkets, cinema, theatre, schools – in short everything you would expect in a market town – are within easy reach. Trains from Thetford reach London in two hours and will also take you to Norwich, Stansted, Cambridge, Peterborough and Nottingham. Connectivity by road is very good. The A11 is just seconds away (though happily out of earshot) getting you to Norwich in a little over half an hour, while in the other direction Ipswich is a drive of just three quarters of an hour. Historic Bury St Edmund's, meanwhile, is less than 20 minutes straight down the A134.

Directions

From Diss head west on the A10066 to Thetford. Head north through the town and take a right on to the Croxton Road. Follow up to Croxton and the property is on your right before the church.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words /// trying.detective.spin

Services, District Council and Tenure

Individual Thermostatically Controlled Electric Heating

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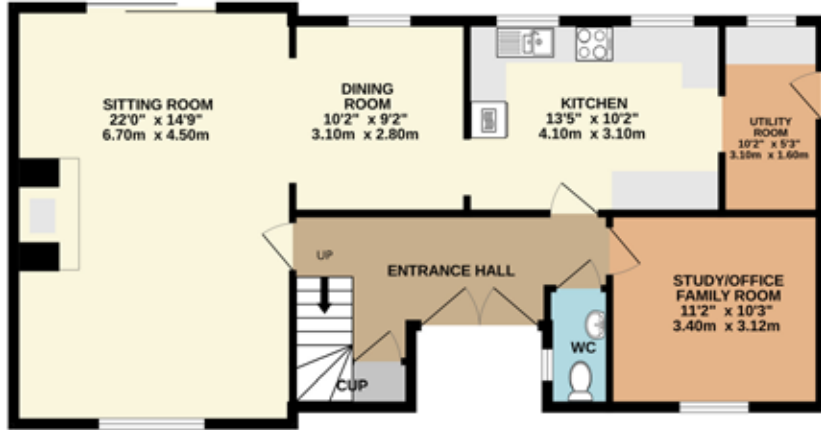
Breckland District Council; Council Tax Band E

Tenure-Freehold

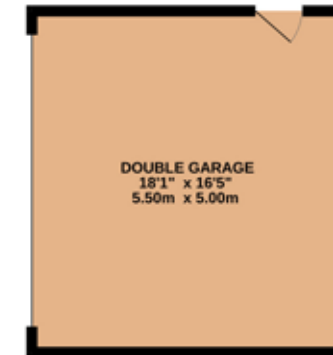
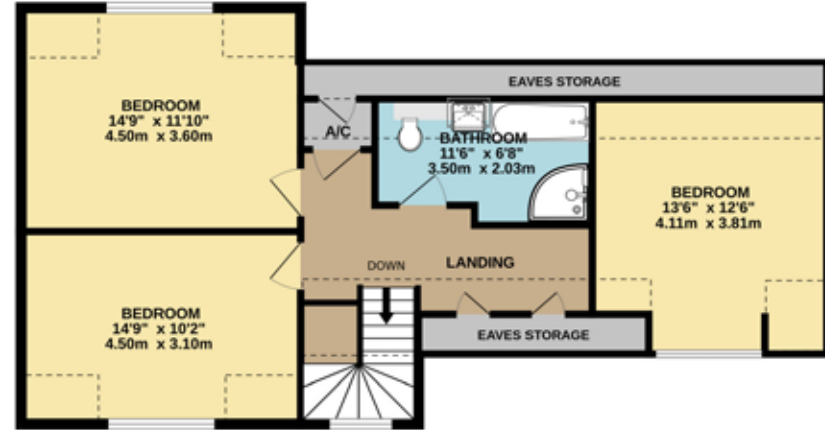
Broadband Connection please check <https://www.openreach.com/fibre-checker>

Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

GROUND FLOOR
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1599 sq.ft (151.4sq.m) - Garage/Outbuildings: 296 sq.ft (27.5 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

Energy Efficiency Rating		Current	Potential
Energy efficiency class (scale 1-100)			
92-100	A		93
81-91	B		
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		
The more efficient, the better rating			
England & Wales		EU Directive 2002/91/EC	
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