



**Heathlands Drive, Croxton, Thetford, IP24 1UT**

**welcome to**

**Heathlands Drive, Croxton, Thetford**

GUIDE PRICE: £300,000 - £325,000! A spacious bungalow in a hugely sought after location! Boasting three good sized bedrooms, a stunning 25' living/dining room, which is great for entertaining, sizable gardens, plenty of off road parking to the front and well presented accommodation throughout, call now to view!



## Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is criss-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front.

### Lounge / Diner

18' x 25' 9" max. ( 5.49m x 7.85m max. )

With TV point, two windows to front, door to rear garden and radiator.

### Kitchen

12' 8" max. x 11' 4" max. ( 3.86m max. x 3.45m max. )

With a range of fitted units with work surface over, inset stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space and point for electric cooker, built in storage cupboard, central heating boiler, door to rear and radiator.

### Inner Hall

With radiator.

### Bedroom One

13' 5" x 11' 2" ( 4.09m x 3.40m )

With window to rear and radiator.

### Bedroom Two

11' 1" x 9' 11" ( 3.38m x 3.02m )

With window to rear and radiator.

### Study / Bedroom Three

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

With window to front and radiator.

### Bathroom

With low level W.C, wash hand basin with mixer tap over, bath, window to rear and radiator.

## Outside

### Front Garden

To the front of the property is a lawned garden with a large shingled area, creating ample off road parking.

### Rear Garden

To the rear, the garden is enclosed, mainly laid to lawn and has a paved patio area.



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## Heathlands Drive, Croxton, Thetford

- GUIDE PRICE: £300,000 - £325,000!
- Spacious Detached Bungalow
- Three Good Sized Bedrooms
- Stunning 25' Living / Dining Room
- Good Sized Plot with Sizable Gardens
- Ample Off Road Parking
- Hugely Sought After Location
- Easy Access to the A11 & Local Amenities

Tenure: Freehold

Guide Price

**£300,000**



Please note the marker reflects the postcode not the actual property

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