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ESTATE AGENTS

4 Hill House Lane, Croxton  
£475,000

# 4 Hill House Lane

Croxton, IP24 1UR

Four-bedroom detached house, perfectly situated in a highly sought after location that offers both tranquillity and convenience. The property features a bright conservatory that seamlessly extends the living space, creating an inviting area for relaxation or entertaining. The utility room provides additional practicality for busy family life. The home boasts gas heating throughout, ensuring comfort in every season, and includes a family bathroom, a en-suite to the principal bedroom, and a convenient downstairs W/C. Each bedroom is generously sized, offering flexibility for families or those seeking extra space for a home office or guest accommodation. Additional highlights include a garage and driveway. This is a rare opportunity to secure a superb family home in a desirable area - call now to arrange your viewing.

Council Tax band: D

Tenure: Freehold

## Porch

9' 1" x 5' 3" (2.78m x 1.60m)

Frosted windows to front and side, with carpet flooring, and door to entrance hallway.

## Entrance Hallway

6' 10" x 11' 7" (2.08m x 3.54m)

Doors to kitchen and lounge, with radiator, wooden flooring, and stairs to first floor landing.

## Kitchen

15' 3" x 10' 10" (4.64m x 3.30m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, space for undercounter fridge and freezer, with radiator, tiled flooring, and doors to dining room and utility room.





### Dining Room

10' 8" x 11' 7" (3.26m x 3.52m)

Patio door to conservatory, two radiators, with wooden flooring, and opening to lounge.

### Lounge

19' 4" x 11' 6" (5.90m x 3.51m)

Windows to front and side, feature fire surround, with radiator, wooden flooring, and door returning to the entrance hallway.

### Conservatory

10' 6" x 11' 9" (3.20m x 3.57m)

Windows to all aspects, low level wall surround, with radiator, tiled flooring, and French doors to the rear garden.

### Utility Room

9' 9" x 8' 6" (2.98m x 2.58m)

Window to rear, base units with worktop over, inset 1 bowl sink unit with individual taps over, tiled splashbacks, wall mounted gas fired boiler, space for undercounter washing machine, with radiator, tiled flooring, and doors to W/C and rear garden.

### W/C

7' 11" x 2' 11" (2.42m x 0.90m)

Frosted window to side, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, wood effect flooring, and doors to storage cupboard

### First Floor Landing

11' 9" x 6' 6" (3.58m x 1.99m)

Door to all bedrooms, family bathroom, and airing cupboard housing the hot water cylinder, with radiator, carpet flooring, and access to loft via ceiling hatch.

### Bedroom 1

9' 9" x 15' 3" (2.96m x 4.65m)

Windows to front, side, and rear, with two radiators, wood effect flooring, and door to en-suite.

### En-suite

4' 9" x 7' 5" (1.44m x 2.26m)

Frosted window to rear, shower cubicle with electric shower over, low level W/C, wash basin with individual taps over, with full wall tiling, radiator, and wood effect flooring.

### Bedroom 2



### Bedroom 3

14' 4" x 9' 9" (4.37m x 2.97m)

Window to front, built-in wardrobes, with radiator, and carpet flooring.

### Bedroom 4

8' 5" x 8' 0" (2.56m x 2.45m)

Window to front, built-in wardrobe / storage, with radiator, and carpet flooring.

### Bathroom

8' 9" x 7' 8" (2.67m x 2.34m)

Frosted window to rear, bath with mixer tap over, separate shower cubicle with shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall tiling, heated towel rail, and carpet flooring.

### Front Garden

Mature front garden, mainly laid to lawn, with an array of shrubs, multiple trees, brick weave driveway leading to the garage, and pathways leading to the front door, and two side access gates to the rear garden.

### Rear Garden

Mainly laid to lawn, patio area to the immediate rear of the property, small pond, mature shrubs, multiple trees, and large hedge to the rear, with two side access gates to the front of the property.

### Garage

10' 0" x 16' 4" (3.04m x 4.99m)

Up and over door to front, with mains power and lighting connected, and single door to the rear garden.

### Parking

The property benefits from a brick weave driveway, leading to the garage, providing off-road parking. Further on-street parking is available on a first come, first served basis. For more information, please contact the office.

### Agents Note

This property falls under an D band for the local council tax and costs approximately £2,370.81 per annum for 2025/26.



### 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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