



Lawsons
ESTATE AGENTS

Walnut Place Croxton Road, Thetford
£550,000

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Thetford, IP24 1LH

Impressive four bedroom detached family home, ideally positioned for easy access to the A11 and within close proximity to local schools and the leisure centre. The property boasts a spacious lounge, a modern kitchen and breakfast room, and a stylish family bathroom, along with an en-suite to the principal bedroom and a convenient downstairs W/C. Thoughtfully designed for family living, this home offers generous accommodation throughout, making it a wonderful choice for those seeking comfort and convenience in a sought-after location. Don't miss your opportunity to secure this fantastic family home - call now to arrange a viewing.

Council Tax band: E Tenure: Freehold

Entrance Hallway

7' 0" x 15' 7" (2.14m x 4.75m)

Doors to kitchen / breakfast room, lounge, study, W/C, and understairs storage cupboard, with radiator, tiled flooring, and stairs to first floor landing.

Kitchen / Breakfast Room

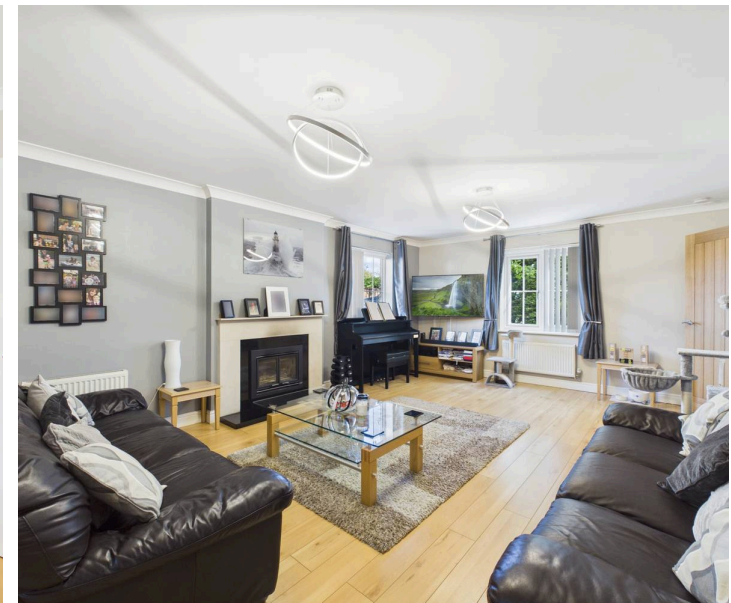
18' 3" x 15' 0" (5.56m x 4.57m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashback, integrated electric oven, hob with cooker hood over, and dishwasher, central island with breakfast bar, space for American style fridge / freezer, with radiator, tiled flooring, single doors to utility room and rear garden, and further French doors to the dining room.

Utility Room

5' 9" x 10' 4" (1.76m x 3.14m)

Window to side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, space for washing machine and tumble dryer, with radiator, tiled flooring, and door to garage.





Dining Room

14' 2" x 9' 10" (4.32m x 2.99m)

Window to side, with radiator, wood effect flooring, and French doors to lounge and rear garden.

Lounge

14' 2" x 21' 1" (4.33m x 6.42m)

Dual aspect windows to front and side, feature log burner with surround, with radiator, wood effect flooring, and door returning to hallway.

Study

10' 10" x 7' 5" (3.30m x 2.27m)

Window to front, with radiator, and wood effect flooring.

W/C

2' 11" x 7' 9" (0.90m x 2.37m)

Low level W/C, wash basin with mixer tap over, heated towel rail, with partial wall tiling, and tiled flooring.

First Floor Landing

12' 5" x 3' 3" (3.79m x 0.98m)

Doors to all bedrooms, family bathroom, and airing cupboard, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

14' 2" x 14' 0" (4.33m x 4.26m)

Windows to rear and side, built-in wardrobes, doors to en-suite and walk-in wardrobe, with radiator, and carpet flooring.

En-suite

7' 8" x 7' 1" (2.34m x 2.17m)

Frosted window to rear, walk-in shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, and tiled flooring.

Bedroom 2

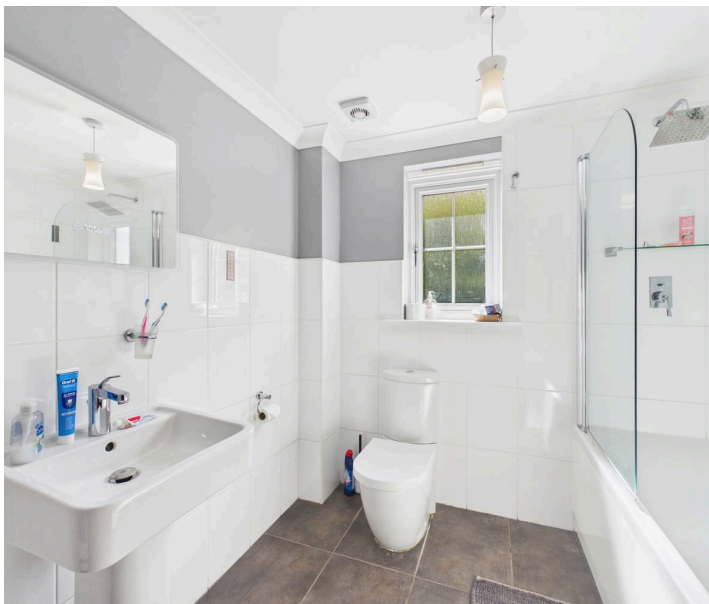
14' 2" x 12' 7" (4.31m x 3.83m)

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

Bedroom 3

18' 0" x 9' 9" (5.48m x 2.98m)

Two windows to front, with radiator, and carpet flooring.



Bedroom 3

18' 0" x 9' 9" (5.48m x 2.98m)

Two windows to front, with radiator, and carpet flooring.

Bedroom 4

10' 5" x 13' 0" (3.17m x 3.97m)

Window to rear, with radiator, and carpet flooring.

Family Bathroom

8' 9" x 7' 7" (2.67m x 2.31m)

Frosted window to side, bath with mixer tap and shower over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, and tiled flooring.

Front Garden

Gated front garden mainly laid to a brickweave driveway, with shingle border, multiple trees, single door to entrance hallway, two up and over doors to double garage, and side access gate to the rear garden.

Rear Garden

Mainly laid to lawn, with patio area to the immediate rear of the property, decking area, multiple trees, pathway leading to a hardstand area with space for garden sheds, and side access gate to the front of the property.

Double Garage

18' 1" x 17' 5" (5.52m x 5.31m)

Two up and over doors to front, mains power and lighting connected, with radiator, two windows to rear, and single door to the rear garden. Please note, there are partition walls inside the garage, which can easily be removed. For more information, please contact the office.

Driveway

The property befits from a large brick weave driveway to the front, providing ample off-road parking.

Agents Note

This property falls under a band E for the local council tax and costs approximately £3,073.51 per annum for 2026/27.



Ground Floor



Floor 1

Approximate total area[®]
2233 ft²
207.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

QIRAFFE 360

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.

Lawsons Estate Agents
34 King Street, Thetford, IP24 2AP
01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

