



**Lawsons**  
ESTATE AGENTS

**27 Heathlands Drive, Croxton**

In Excess of **£350,000**

# 27 Heathlands Drive

Croxton, IP24 1UT

Impressive four-bedroom detached bungalow, perfectly positioned in a highly sought after location on a generous sized plot, with convenient access to the A11. This spacious home boasts a beautifully appointed kitchen and dining area, ideal for family gatherings or entertaining guests, alongside a bright and airy living space. The principal bedroom benefits from a modern en-suite shower room, while the additional three bedrooms offer flexibility for family, guests, or a home office. The property is serviced by a reliable gas combination boiler, ensuring efficient heating and hot water throughout the year, and includes a stylish family shower room finished to a high standard. Homes of this calibre in such a desirable area are rarely available, so early viewing is highly recommended - call now to arrange your appointment and avoid disappointment.

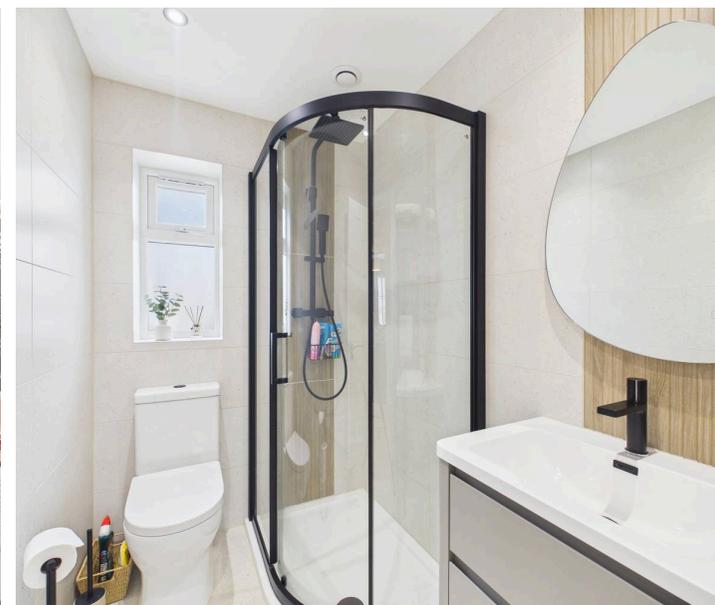
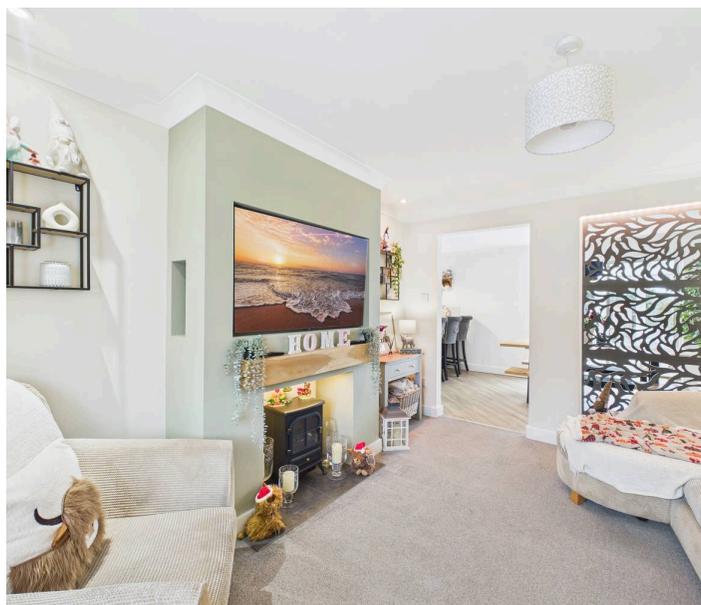
Council Tax band: C

Tenure: Freehold

## Entrance Hallway

7' 10" x 6' 0" (2.40m x 1.84m)

Doors to all bedrooms, family shower room, and kitchen / diner, with carpet flooring, spotlighting, and access to loft via ceiling hatch.





### **Kitchen / Diner**

23' 5" x 12' 2" (7.13m x 3.71m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, integrated electric oven, combination oven / microwave above, induction hob with cooker hood over, fridge / freezer, and dishwasher, with breakfast bar, radiator, wood effect tiled flooring, partial spotlighting, patio door to conservatory, single door to garage, and opening to lounge.

### **Lounge**

11' 2" x 13' 3" (3.40m x 4.03m)

Window to front, feature fire surround, with radiator, and carpet flooring.

### **Conservatory**

9' 8" x 8' 0" (2.94m x 2.44m)

Windows to all aspects, with mains power and lighting connected, and French doors to the rear garden.

### **Bedroom 1**

13' 8" x 10' 5" (4.16m x 3.17m)

Window to rear, with upright radiator, carpet flooring, and door to en-suite.

### **En-suite**

4' 0" x 7' 4" (1.21m x 2.24m)

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

### **Bedroom 2**

9' 3" x 12' 6" (2.83m x 3.80m)

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

### **Bedroom 3**

11' 3" x 10' 11" (3.42m x 3.32m)

Window to front, with radiator, and carpet flooring.

### **Bedroom 4**

7' 7" x 9' 3" (2.32m x 2.83m)

Window to front, with radiator, and carpet flooring.



### Shower Room

4' 10" x 7' 3" (1.47m x 2.21m)

Frosted window to rear, shower cubicle with mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, wall mounted heated LED mirror, with full wall tiling, heated towel rail, tiled flooring, and spotlighting.

### Garage

9' 5" x 18' 8" (2.87m x 5.68m)

Up and over door to front, window to rear, with mains power and lighting connected, space and plumbing for washing machine and tumble dryer, wall mounted gas fired combination boiler (Replaced 2021), and single doors to the rear garden and kitchen / diner.

### Summerhouse / Office

17' 4" x 11' 1" (5.28m x 3.37m)

The property benefits from a summerhouse / office in the rear garden, with two windows to front, mains power and lighting connected, wood effect flooring, and spotlighting.

### Front Garden

Laid to decorative shingle, with brick weave driveway for multiple vehicles to the front of the garage, pathway leading to the front door, and side access gate to the rear garden.

### Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, space for garden shed and summerhouse, with side access gate to the front.

### Parking

The property benefits from a brick weave driveway to the front providing ample off-road parking for multiple vehicles.

### Agents Note

This property falls under a band C for the local council tax and costs approximately £2,107.39 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.

Lawson's Estate Agents

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	