

Heathlands Drive

Croxton, Thetford, Norfolk, IP24 1UT
Offers In Excess Of £210,000



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Looking for that family home on the edge of a town with a private garden? Then this could be for you!

- Sought after Location
- 3 Bedroom Detached House
- Kitchen Diner
- Double Glazed Windows (where stated)
- Gas Radiator Central Heating
- Garage
- Enclosed Private rear Garden
- Close to the Academy
- Good access to the A11
- Chain Free

SITUATION & LOCATION

The town of Thetford has a partly pedestrianised shopping centre, schools catering for all levels of education, a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities. There are direct rail links from Thetford Station to the East Midlands and North; one change of trains gives access to London. Bury St Edmunds is approximately 12 miles. Norwich, Cambridge and Kings Lynn are all approximately 30 to 35 miles and London is about 80 miles away.

ACCOMMODATION IN DETAIL

ENTRANCE HALL Part glazed entrance door and side window, stairs to first floor, under stairs cupboard and doors to all ground floor rooms.

CLOAKROOM With wash hand basin and wc.

KITCHEN 12' 3" x 10' 0" (3.75m x 3.05m) Part glazed door and window to rear, radiator, range of wall and base units, stainless steel sink, space for washing machine, fridge, freezer and cooker.

LOUNGE/DINER 21' 6" x 11' 1" (6.56m x 3.39m) Wooden sealed unit window to front, sliding doors to rear garden, tv and telephone points, radiator and gas fire.

LANDING Wooden sealed unit window to front, stairs from ground floor, access to loft space, radiator, airing cupboard and doors to all first floor rooms.

BEDROOM 11' 1" x 10' 11" (3.4m x 3.35m) Wooden sealed unit window to rear, radiator and wardrobes

BEDROOM 10' 1" x 9' 6" (3.09m x 2.91m) Wooden sealed unit window to rear and radiator.

BEDROOM 10' 0" x 5' 9" (3.05m x 1.77m) Wooden sealed unit window to front and radiator.

BATHROOM Frosted glazed window to side, radiator, bath with shower over, wash hand basin and wc,

OUTSIDE The property is accessed via a shared drive leading to a garage with power and up and over door. The front garden is laid to lawn. A side gate leads to the enclosed rear garden that overlook a coppice of trees. There is a pedestrian door to the garage, patio area, lawned garden with mature planted borders.

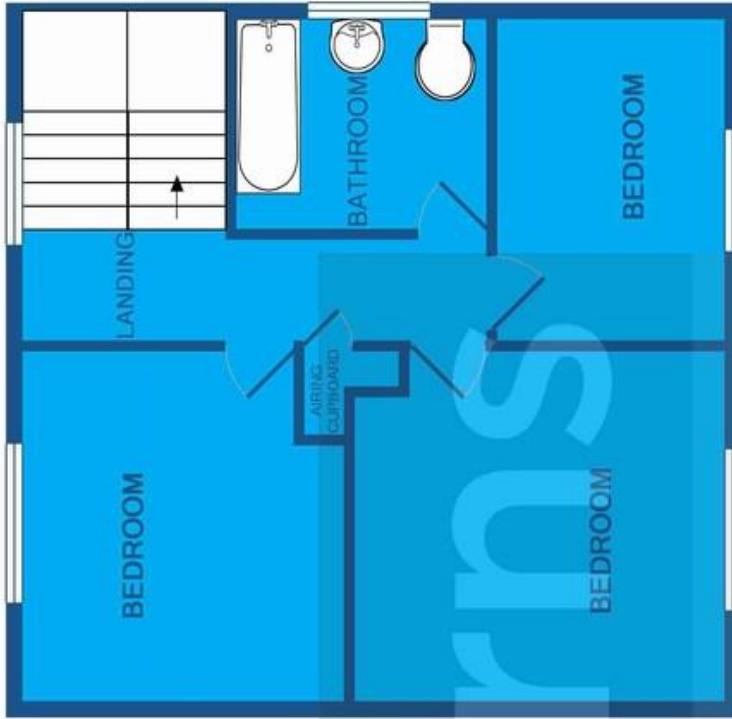








GROUND FLOOR
APPROX. FLOOR
AREA 595 SQ.FT.
(55.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1046 SQ.FT. (97.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Performance Certificate



15, Heathlands Drive, Croxton, THETFORD, IP24 1UT

Dwelling type: Detached house **Reference number:** 0498-8940-7270-2584-5900
Date of assessment: 01 October 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 03 October 2014 **Total floor area:** 86 m²

Use this document to:

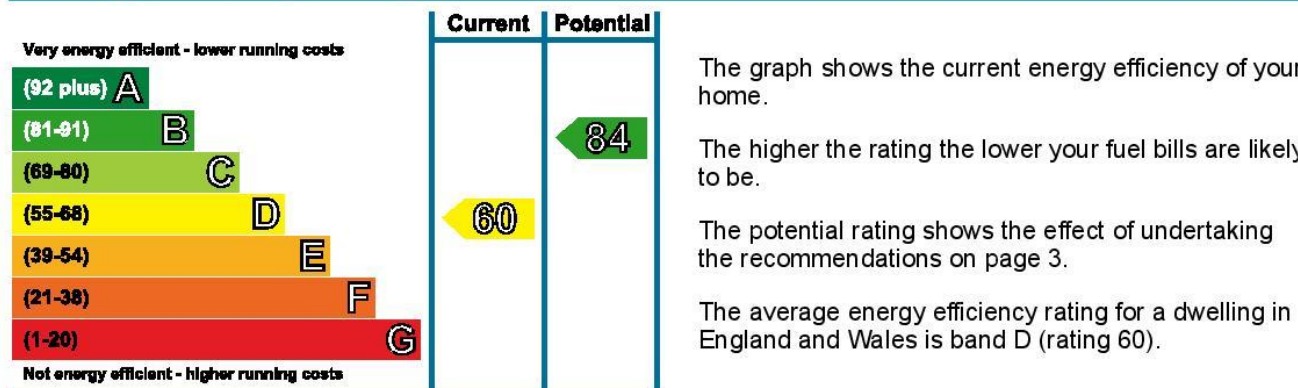
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,012
Over 3 years you could save	£ 1,086

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 159 over 3 years	
Heating	£ 2,175 over 3 years	£ 1,530 over 3 years	
Hot Water	£ 552 over 3 years	£ 237 over 3 years	
Totals	£ 3,012	£ 1,926	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 220	
2 Low energy lighting for all fixed outlets	£35	£ 102	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 97	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Do you have a property to let locally?

Trust your local multi award-winning agent to deliver the results!



If you have a property to let and would like an honest appraisal, supported by comparable evidence from the town's leading Agent, call us today. We're here to help.

Our Local Partners



As a local, independent business we like to work closely with other local businesses within the community.

Social Media



follow us on **twitter**

Social Media is rapidly becoming an integral part of our business. You will find us on the leading Social Media sites

facebook.com/chilternsestateagents
twitter.com/ChilternsLtd

Community Projects

At Chilterns we don't just serve the local community, we support it. This year we are proud to be supporting Thetford Town Cricket Club, the Thetford Players, Thetford Town Football Club, The Matthew Project, the Thetford Festival celebrations and Thetford Night Markets.



Chilterns support our local community

Meet the Thetford team

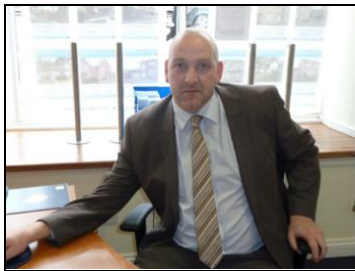
Andrew Overman

Residential Sales & Lettings Manager



Undoubtedly the highlight of Andrew's career was being awarded Best UK Estate Agency Manager 2014 at The Times / Sunday Times estate agency of the year awards. An estate agent for 21 years, Andrew has led the Thetford team now for the last five years, using experience gained within the corporate environment, to elevate Chilterns position within the Sales & Rental markets in Thetford. An articulate and pro-active manager, with drive and determination to offer an unrivalled service, based on honesty, integrity and professionalism.

Darren Savage
Senior Negotiator



Having worked and lived locally for fifteen years Darren has built up a reputation within the town, offering an unrivalled level of customer service and satisfaction, often going above and beyond the call of duty, to exceed customer's expectations.

Katherine Nouch
Negotiator



Katherine joined the Thetford team early in 2014 and has had a passion for property from an early age. She's certainly hit the ground running in her first year having agreed an exceptional level of sales. Born in Thetford she is very keen to use her local knowledge to assist clients with their property needs and establish herself in this rewarding career.

Adrienne Burgess
Lettings Negotiator



Primarily dealing with lettings, Adrienne joined the Thetford team in 2013, having spent 13 years at Rudlings & Wakelam solicitors in the town. Adrienne is a Thetfordian, having worked and lived within the town all of her life. We are certain that her local connections will enhance our already dominant Lettings Department. Adrienne is mum to two grown up children, Laura & Hannah.

Anna Pettit
Sales & Lettings Negotiator



Anna brings many years of property expertise to Chilterns. She has excellent knowledge of the local area and is often praised by clients for informative and considerate approach.

Carol Prodromou – Property Inspector



Regular Inspections of all properties let and managed by chilterns is an invaluable service providing peace of mind for landlords. Carol makes sure all our managed properties are cared for and any repairs undertaken.

Diane Wren – Accounts Department



Chilterns manage a large rental portfolio and deal with payments between landlords and tenants on a daily basis. Diane provides an essential role to landlords ensuring rent payments are collected and arrive on time.