



8 Hill House Lane, Croxton

Thetford



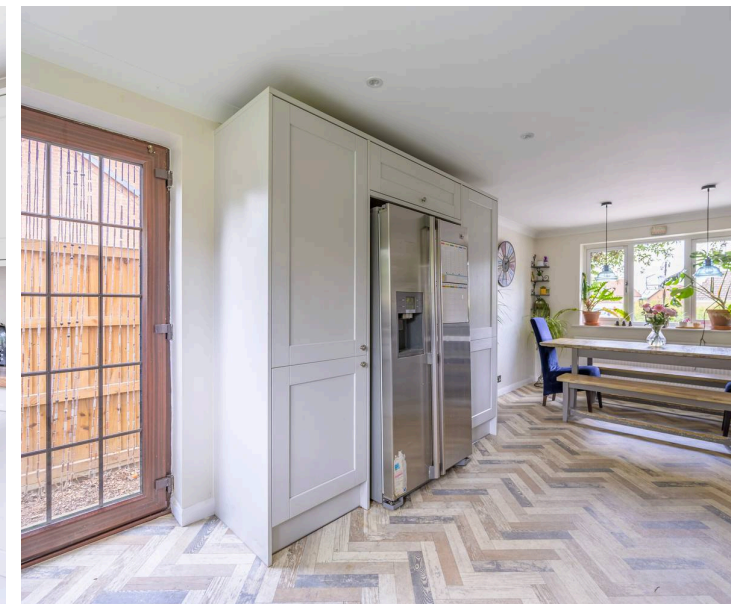
Minors & Brady

# 8 Hill House Lane

Croxton, Thetford

Space, flexibility, and family living at its best in a sought-after edge of town setting. This substantial four-bedroom detached home in Thetford offers generous and well-balanced accommodation, perfectly suited to modern family life. A bright dual-aspect lounge, separate snug, and spacious kitchen/diner create a versatile and sociable ground floor layout. Upstairs, four well-proportioned bedrooms are complemented by a practical four-piece family bathroom. Outside, the property benefits from ample parking, a double garage, and a large rear garden with excellent potential. Ideally positioned close to amenities, schools, and transport links, this appealing home offers both convenience and room to grow.

- Impressive four-bedroom detached family home in a sought-after edge of town location
- Generous and versatile living space ideal for modern family life
- Bright dual-aspect lounge filled with natural light
- Separate snug offering flexibility as a second reception room or ground floor bedroom
- Spacious, modern kitchen with room for dining and everyday living
- Four well-proportioned bedrooms providing comfortable accommodation
- Stylish four-piece family bathroom with both bath and separate shower
- Ample off-road parking and a double garage for added convenience
- Expansive rear garden with patio and excellent potential to enhance
- Convenient access to local amenities, schools, and transport links





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## The Location

Thetford is a historic market town set in the south of Norfolk, ideally positioned close to the Suffolk border and surrounded by the distinctive landscapes of the Brecks. With its origins dating back to Anglo-Saxon times, the town offers a unique blend of heritage and modern convenience, all centred around the River Little Ouse which winds its way through the town, adding to its charm.

Well connected, Thetford benefits from a mainline railway station providing direct links to Cambridge, Norwich, and London, making it an excellent choice for commuters. By road, the A11 offers straightforward access to both the Midlands and London, further enhancing its accessibility. Within the town itself, residents enjoy a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, and healthcare facilities, ensuring all essential needs are well catered for.

For those who enjoy an active lifestyle, Thetford is particularly appealing. The nearby Thetford Forest, one of the largest lowland pine forests in Britain, offers miles of walking, cycling, and riding trails, alongside family attractions and outdoor events throughout the year. The surrounding Breckland landscape also provides an abundance of natural beauty, with nearby reserves such as Brettenham Heath and Nunnery Lakes offering peaceful spaces to explore, rich in wildlife and varied habitats.

The town also provides a good selection of educational facilities, including a range of primary schools, Thetford Academy for secondary and sixth form education, and the well-regarded Thetford Grammar School. Leisure facilities are equally well catered for, with a sports centre, swimming pool, and various local clubs and community groups contributing to a vibrant and active community atmosphere.



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## Hill House Lane, Croxton

Situated in a popular and family-friendly location on the edge of Thetford, this impressive four-bedroom detached home offers generous living space, excellent versatility, and superb outdoor potential. Set back from the road, the property immediately appeals with its strong kerb presence, ample off-road parking, and a double garage, ideal for families needing both practicality and additional storage.

Upon entering, a welcoming porch leads into a central hallway, complete with useful under-stairs storage and a conveniently positioned cloakroom. The ground floor accommodation is both spacious and flexible, designed to adapt to modern family life. A bright dual-aspect lounge creates a comfortable and relaxing environment, filled with natural light and centred around a feature fireplace. In addition, a separate snug provides further living space and could easily serve as a playroom, home office, or even a ground floor bedroom if required, perfect for multi-generational living or evolving needs.

The kitchen/diner forms the heart of the home, offering a contemporary range of fitted units, generous work surfaces, and space for everyday dining. Thoughtfully laid out, it provides ample room for appliances and serves as a sociable hub for both family life and entertaining.



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Upstairs, the property continues to impress with four well-proportioned bedrooms, each offering comfortable accommodation and flexibility for growing families or those working from home. These are served by a spacious four-piece family bathroom, complete with both a bath and separate shower, ensuring practicality without compromising on comfort.

Externally, the rear garden is a standout feature, offering a substantial and enclosed space that is predominantly laid to lawn. A paved patio area provides the perfect setting for outdoor dining and relaxation, while the overall size of the garden presents exciting potential for further landscaping or extension, subject to the necessary permissions. A hot tub area adds an enjoyable touch for unwinding at the end of the day.

Combining space, versatility, and an appealing location close to local amenities, schools, and transport links, this is a wonderful opportunity to acquire a well-balanced family home with scope to personalise and grow into.

### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



### Ground Floor

Approx. 96.2 sq. metres (1035.2 sq. feet)



### First Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



Total area: approx. 157.5 sq. metres (1695.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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