

# 4 All Saints Court - Offers In Excess Of £475,000

Croxton Thetford IP24 1BF

**chilterns**

Estate & Letting Agents



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# Offers In Excess Of £475,000

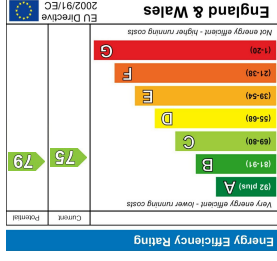
## Features

- POPULAR AND SOUGHT AFTER VILLAGE LOCATION
- FOUR BEDROOM DETACHED HOUSE
- IDEAL FOR MULTIGENERATIONAL FAMILIES
- VERSATILE ACCOMMODATION
- ABUNDANCE OF POTENTIAL
- FULLY ENCLOSED REAR GARDEN
- CARPORT AND GARAGE WITH OFF-ROAD PARKING
- TWO EN SUITES
- OIL CENTRAL HEATING
- OFFERED ON A 'CHAIN FREE' BASIS





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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<p>GIRAFFE360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.</p>	<p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area<sup>®</sup></p> <p>1760.87 ft<sup>2</sup>        163.59 m<sup>2</sup></p> <p>Reduced headroom</p> <p>47.79 ft<sup>2</sup>        4.44 m<sup>2</sup></p>
<p><b>Floor 1</b></p> <p>Bedroom 4.11 x 4.77 m        Bedroom 3.33 x 4.77 m        Landing 8.2' x 4.10' / 2.50 x 1.48 m        Bedroom 1.55 x 1.57' / 4.71 x 4.77 m        En Suite 5.7' x 7.3' / 1.74 x 2.22 m</p>		<p><b>Ground Floor</b></p> <p>Living Room 17.9' x 14.7' / 5.42 x 4.46 m        Dining Room 10.7' x 13.0' / 3.23 x 3.98 m        Kitchen 10.3' x 13.0' / 3.15 x 3.98 m        Utility Room 9.0' x 8.11' / 2.74 x 2.47 m        Bedroom 4.09 x 4.20 m / 12.43 x 13.12 m        Bedroom 3.25 x 3.23 m / 9.84 x 9.91 m        Bedroom 10.8' x 10.7' / 3.29 x 3.26 m        Bathroom 9.8' x 7.3' / 2.97 x 2.22 m        En Suite 9.9' x 4.0' / 2.97 x 1.22 m        Hallway 12.0' x 20.0' / 3.66 x 6.12 m        Living Room 17.9' x 14.7' / 5.42 x 4.46 m        WC 4.11' x 3.95' / 1.25 x 1.19 m</p>	