



Richmond Road, Saham Toney - IP25 7ET



Richmond Road

Saham Toney, Thetford

Spanning over 1800 Sq. Ft (stms) this DETACHED and CONSIDERABLY EXTENDED CHALET HOME offers a wealth of living space over two levels with a CONVERTED GARAGE SPACE giving an extra bedroom/HOME OFFICE space also. The ground floor offers HIGH QUALITY FIXTURES and FITTINGS alongside a FREE FLOWING design where FOUR RECEPTION ROOMS are on offer including the kitchen/dining area with multiple INTEGRATED APPLIANCES and open floor space ideal for entertaining family and friends with separate sitting room with WOOD BURNER and STUDY alongside a newly RENOVATED GROUND FLOOR BATHROOM. The first floor landing grants access to THREE DOUBLE BEDROOMS giving a total of FOUR BEDROOMS in total with a separate WC and SHOWER ROOM next to the main bedroom. Externally, the gardens are just as immaculately presented as the interior, with extended patio seating area paired with colourful planting borders, lawn garden and bespoke built PERGOLA.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Chalet Style Home
- Considerably Extended Giving Over 1800 Sq. Ft (stms)
- Four Versatile Reception Rooms
- Stunning Open Kitchen/Dining Area, Ideal For Entertaining
- Four Bedrooms
- Two Shower Rooms & WC
- Manicured Private Rear Garden
- Large Open Driveway

Set within Saham Toney, a delightful Norfolk village with a public house, hotel and primary school and near to the market town of Watton. Watton offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.



SETTING THE SCENE

The property is set back from the street where a large shingle driveway allows for parking of multiple vehicles. With timber panel fencing running to the right hand side of the home an access door comes to the right hand side of the home as well as French doors into the converted garage space.

THE GRAND TOUR

Entering through the main entrance hallway, you are greeted by the central lobby with laminate flooring laid underfoot. From here, access to the ground floor in two directions can be found with handy under the stair storage space. To your right through one of the many oak internal doors you will find yourself within a fully renovated ground floor shower room complete with tiled flooring, walk in shower unit, wall mounted heated towel rail and ample vanity storage. Turning to your left you will find yourself heading towards the first off many generous reception rooms where the original portion of the bungalow initially offers a formal sitting room with wood burner and large uPVC double glazed windows. Heading through an opening from this space, the home gives an even larger 22' sitting area complete with two front facing double glazed windows allowing natural light to flood the space between glass panelled oak doors sit between here and the study. Laid with all carpeted flooring, the space makes the ideal home office setup however could function as a children's playroom or formal separate dining room if desired. The kitchen emerges through from here with hard wearing high quality Karndean flooring and a wide array of wall and base mounted storage units set around square edge work surfaces. Within the kitchen, multiple integrated appliances can be found to include a water softener, full height fridge and freezer alongside an oven, hob, dishwasher, washing machine and tumble dryer. The flooring opens to allow space for a formal dining table and opens even further with uPVC double glazed French doors taking onto the rear garden patio. Within this area there is floor to ceiling built in storage and again an open floor space formerly used as a bar and entertainment area by the current owners with many potential uses to be had. A further portion of the property can be found through a gentle step in the old garage section of the home. The space is fronted by French doors onto the driveway and currently serves as a second floor fully functioning home office space however could make the ideal ground floor bedroom for those seeking multi-generational living or a further entertainment reception room.

The first floor landing splits into both directions to allow access into three further bedrooms within the home. To your left, two well proportioned double bedrooms can be found with the larger at the front extended portion of the home featuring built in wardrobes and bright immaculate decor with a second double bedroom found just in front of this, again with more than enough open floor space for a double bed with additional soft furnishings and the added addition of built in wardrobes. Sat between both of these rooms is a separate WC neatly hidden through a sliding pocket door. Turning to the right as you round the stairs, the main bedroom suite can be found initially to your right an en-suite shower room, again fully renovated by the current owners to a high standard featuring Velux windows within the ceiling, ample vanity storage and tall wall mounted towel rail. The largest of the bedrooms then sits at the very rear of the property occupying a dual facing aspect and overlooking the manicured rear gardens. Here, built in wardrobes can be found with large open carpeted floor space remaining for additional soft furnishings and storage solutions.

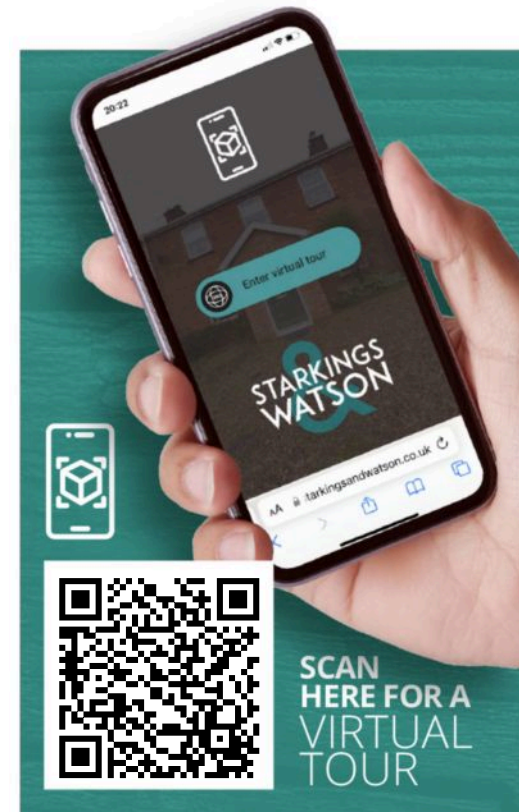
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



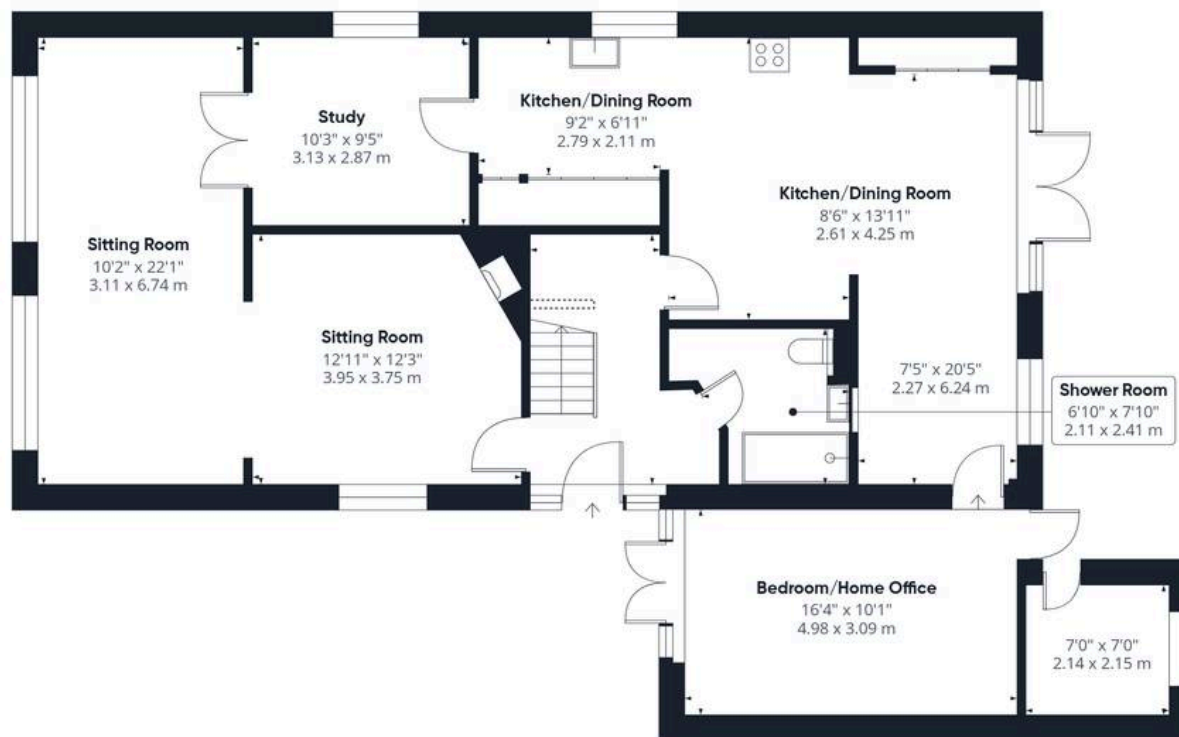




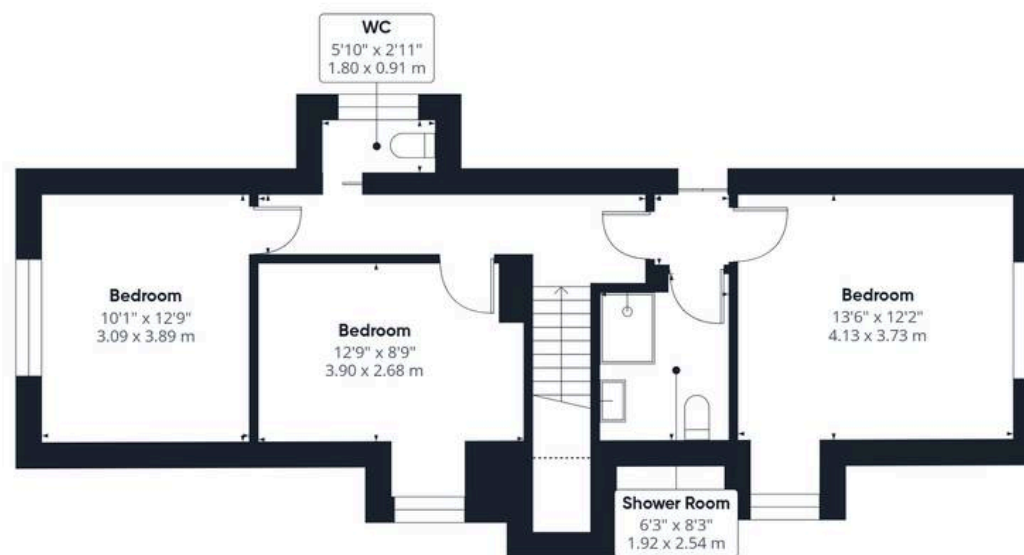
THE GREAT OUTDOORS

The rear garden, much like the interior of the home, is immaculately presented with a large sandstone patio seating area ideal for entertaining friends and family, whilst a bespoke built timber pergola with pitch ceiling currently houses a hot tub towards the very rear of the garden a secondary patio can be found where a timber summer house currently sits with manicured lawn and well maintained colourful planting borders adding vibrancy to this outside space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1815 ft²

168.5 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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