



170 Hills Road, Saham Hills

Thetford



Guide Price £575,000
Minors & Brady

170 Hills Road

Saham Hills, Thetford

Guide Price : £575,000 - £600,000. Inside and out, this standout home delivers space, comfort, and countryside charm in equal measure. Set on a substantial 0.52-acre plot (STMS), it boasts over 1,900 sq. ft of versatile living, with expansive interiors including a supersized sitting room, a strikingly large dining area, and a well-designed kitchen with adjoining utility. Every inch of this property has been considered for both family life and effortless entertaining. Outside, manicured gardens wrap around the home, while a generous paddock offers scope for animals, hobby use, or simply extra green space to enjoy. Framed by open fields and woodland, yet just a short drive from Watton's amenities, it's a rural setting that keeps everything within easy reach.

- Guide Price : £575,000 - £600,000
- Expansive 0.52-acre plot with manicured gardens and additional paddock space ideal for animals or lifestyle use
- Over 1,900 sq. ft of well-planned accommodation with impressively large sitting and dining rooms perfect for entertaining
- Spacious kitchen/breakfast room with separate utility and ground floor WC for everyday practicality
- Flexible room layout downstairs with a separate study that could function as a playroom or snug
- Four bedrooms including a generous principal suite with en suite and a stylish four-piece family bathroom
- Bright entrance hall and dedicated study, perfect for home working or quiet space
- Detached double garage with ample off-street parking via a wide brick-weave driveway
- Peaceful rural location with open field views, yet just minutes from the amenities of Watton and access routes to Norwich
- Light-filled interiors with large windows framing views of open countryside and surrounding greenery





M&B

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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The Location

Hills Road in Saham Hills is a desirable area in the Breckland district of Norfolk. This location combines countryside tranquillity with convenient access to nearby towns, including Watton, just a short drive away, where residents can find essential amenities such as supermarkets, local shops, and healthcare services.

Saham Hills is surrounded by scenic countryside, making it ideal for outdoor activities, with walking trails, cycle paths, and views of the Norfolk countryside. The area also offers easy access to local schools, and nearby transport links connect residents to Norwich and other major towns, making it a suitable choice for families and commuters.

Hills Road, Saham Hills

Positioned on the peaceful edge of Saham Hills, this generously proportioned four-bedroom detached home offers an exceptional lifestyle opportunity for families, hobbyists, or those who simply love the countryside.

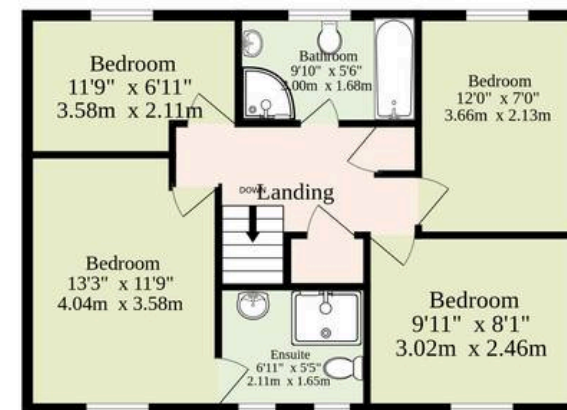
With over half an acre (STMS) of land to enjoy and views



Ground Floor
1325 sq.ft. (123.1 sq.m.) approx.



1st Floor
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1901 sq.ft. (176.6 sq.m.) approx.

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.

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