

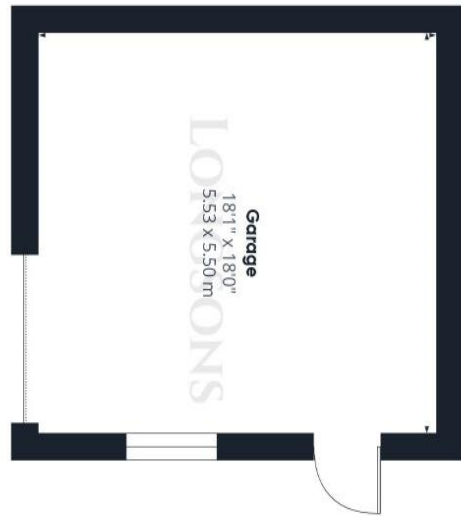


Richmond Road, Saham Toney, Thetford, IP25 7EX

VENDORS HAVE FOUND!

Substantial, very well presented, spacious detached modern five/four bedroom house situated in Saham Toney. This fantastic property offers double garage, ample parking, en-suite shower room, bathroom, utility, two/three reception rooms, gas central heating, gardens and UPVC double glazing.

Guide Price £490,000 - £510,000 Freehold





UPVC double glazed window to rear aspect, radiator, door to en-suite shower room.

En-Suite Shower Room

Good sized shower cubicle with mains shower, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to side aspect, radiator, extract fan.

Bedroom Two

11'9" (3.58m) x 12'5" (3.78m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Three.

11'8" (3.56m) x 8'4" (2.54m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Four

11'1" (3.38m) x 9'10" (3m)

UPVC double glazed windows to front and side aspects, radiator.

Bathroom

Four piece bathroom suite comprising bath, shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to front aspect, radiator, extract fan,

Double Garage

18'1" (5.51m) x 18'0" (5.49m)

A good sized double garage, two up and over main doors to front, entrance door to side, UPVC double glazed window to side aspect. electric lights and power.

Outside Front

Front laid to low maintenance gravel providing ample parking for numerous vehicles, gated access to rear garden.

Rear Garden

Generous rear garden laid to lawn, paved patio seating area, wooden garden shed, green house, outside lights, outside tap, wooden fence and hedge to perimeter, gated access to front.

Agent's Notes

EPC rating C79 (Full copy available on request)
Council tax band E (Own enquiries should be made via Breckland District Council)

The area is subject to planning/building of four executive houses. For more information go to Breckland Council website

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of

- Detached House
- Four/Five Bedrooms
- Two/Three Reception Rooms
- Village Location
- En-Suite Shower Room
- Ground Floor Cloakroom
- Double Garage
- Gardens
- Ample Off-Street Parking
- Gas Central Heating

VENDORS HAVE FOUND!

Situated in the popular village of Saham Toney, on the outskirts of Watton, Longsons are delighted to bring to the market this substantial, spacious, very well presented, modern detached four/five bedroom house. This superb property has much to offer with four double bedrooms, en-suite shower room, utility room, two/three reception rooms, parking for numerous vehicles, double garage, gardens, gas central heating and UPVC double glazing throughout.

Saham Toney
Watton approx 2 miles, East Dereham approx 9 miles, Swaffham approx 8 miles.
Within the village is the popular Old Bell public house and a primary school. Richmond Park golf course is approximately a 5 minute drive away, the neighbouring town of Watton with a good selection of shops and restaurants lies and the coastal resorts of Wells-next-the-Sea and Hunstanton are approximately 25 miles from Saham Hills. The city of Norwich is approximately 24 miles away, with

great shopping facilities and is the closest Airport.

Entrance Porch

UPVC double glazed entrance door to front aspect, UPVC double glazed windows to front and side aspect, radiator.

Hallway

Stairs to first floor, radiator.

Lounge

20'5" (6.22m) x 12'0" (3.66m)

Feature fireplace with inset live flame gas fire, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front aspect, two radiators, double doors opening through to dining room.

Dining Room

11'7" (3.53m) x 10'9" (3.28m)

UPVC double glazed window to rear aspect, radiator.

Kitchen

8'6" (2.59m) x 9'11" (3.02m)

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated electric double oven with gas hob and extractor hood over, space and plumbing for dishwasher, tiled splashback, tiles to floor,

UPVC double glazed window to rear aspect, radiator.

Utility Room

8'0" (2.44m) x 6'5" (1.96m)

Fitted kitchen units to floor with work surface over, stainless steel sink unit, mixer tap and drainer, space and plumbing for washing machine, space for large American style fridge/freezer, wall mounted gas central heating boiler, UPVC double glazed entrance door opening to side aspect, UPVC double glazed window to side aspect, tiled splashback, tiles to floor, radiator.

Study/Bedroom Five

10'11" (3.33m) x 9'9" (2.97m)

UPVC double glazed window to front aspect, radiator.

Cloakroom

Wash basin, WC, obscure glass UPVC double glazed window to side aspect, radiator.

Stairs and Landing

Built in cupboard with double doors housing hot water cylinder, loft access, UPVC double glazed window to front aspect, radiator.

Bedroom One

11'9" (3.58m) Max x 12'5" (3.78m) Max

