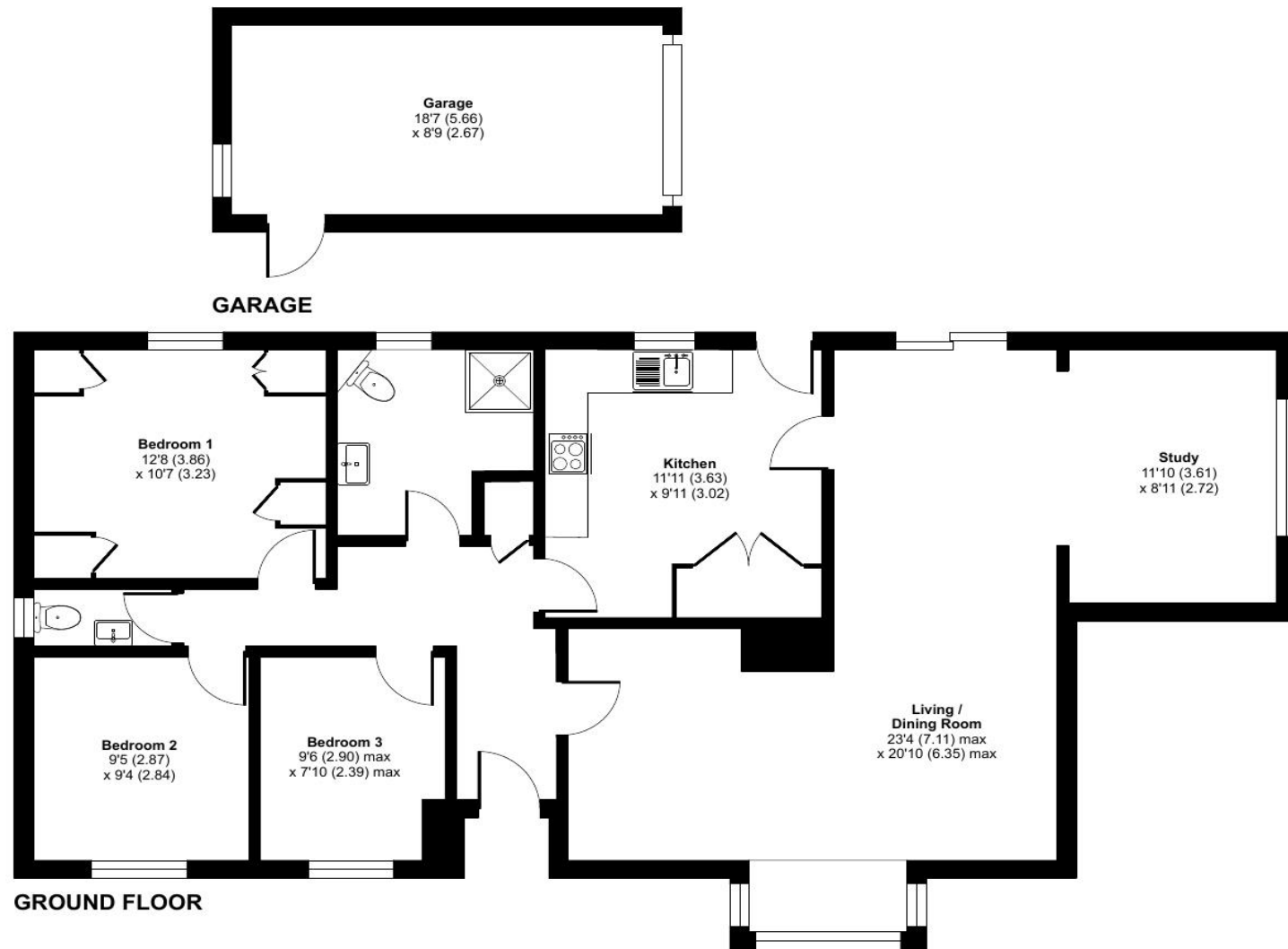


Amys Close, Saham Toney, Thetford, IP25

Approximate Area = 1176 sq ft / 109.2 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1341 sq ft / 124.5 sq m
For identification only - Not to scale



Amys Close, Saham Toney, Thetford, IP25 7HU

A well presented spacious detached three bedroom bungalow situated on a corn in a cul de sac location in the popular village of Saham Toney. This fantastic property offers two toilets, garage, parking with further secure parking, well maintained gardens, gas central heating and UPVC double glazing.

Price £350,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1132539



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Cloakroom

Hand wash basin, WC, tiled splashback, radiator.

Garage

18'7" (5.66m) x 8'9" (2.67m)

Remote control motorised main up and over door to front aspect, entrance door opening to rear garden, window to side aspect, electric light and power.

Outside Front & Side

Well maintained front garden laid to lawn, driveway laid to block paving providing off road parking, double gates providing access to further secure parking ideal for caravan/motor home, outside light, shrubs and plants to beds and borders.

Rear Garden

Well maintained enclosed rear garden enjoying views of the local paddock to the side, laid to lawn, paved patio seating area, double gates providing access to secure parking area, recently installed summerhouse, greenhouse and shed, established shrubs, plants and ornamental trees to beds and

borders, outside light, outside tap, wooden fence to perimeter.

Agents Note

EPC rating C76 (Full copy available on request)

Council tax band E (Own enquiries should be made via Breckland District Council)

- Spacious Detached House
- Three Bedrooms
- Cul-De-Sac Location
- Shower Room + WC
- Garage
- Parking + Further Secure Parking
- Views Over Paddocks
- Well Maintained Gardens
- Gas Central Heating
- UPVC Double Glazing

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Situated on a corner plot in a cul-de-sac location in the popular village of Saham Toney, Longsons are delighted to bring to the market this spacious three bedroom detached bungalow. This fantastic property offers enjoys views over the local paddocks to the side, well maintained gardens with recently installed summerhouse, greenhouse and shed, garage and parking with additional secure parking ideal for a caravan or motor home, shower room plus a cloakroom with WC, gas central heating and UPVC double glazing.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, three bedrooms, shower room, cloakroom, garage, parking, gardens, gas central heating and UPVC double glazing.

Saham Toney is a village located in the Breckland area, 27 miles West of Norwich. The village boasts a public house, hotel, church, primary school and an active community hall.

Entrance Hall

UPVC double glazed entrance door to front aspect, built in storage cupboard, loft access, radiator.

Living/Dining Room/Study
23'4" (7.11m) Max x 20'10" (6.35m) Max

Feature fireplace with inset remote control electric fire, UPVC double glazed bay window, sliding double glazed doors to rear garden, study area 11'10" x 8'11" with UPVC double glazed window to side aspect enjoying local paddock views, three radiators in total.

Kitchen

11'11" (3.63m) x 9'11" (3.02m)

Fitted kitchen unit to wall and floor, work surface over, composite one and half bowl sink unit with mixer tap and drainer, integrated Bosch double electric oven, integrated Bosch ceramic hob with extractor hood over, space and plumbing for washing machine and dishwasher (washing machine and dishwasher can remain at property if required), space for tall upright fridge/freezer, built in cupboard, UPVC

double glazed entrance door opening to rear garden, UPVC double glazed window to rear aspect, tiled splashback, radiator.

Bedroom One

12'8" (3.86m) x 10'7" (3.23m)

Fitted bedroom furniture including wardrobes, bedside tables and dresser unit, UPVC double glazed window to rear aspect, radiator.

Bedroom Two

9'5" (2.87m) x 9'4" (2.84m)

UPVC double glazed window to front aspect, radiator.

Bedroom Three

9'6" (2.9m) x 7'10" (2.39m)

UPVC double glazed window to front aspect, radiator.

Shower Room

Recently fitted double shower cubicle, wash basin set within fitted cabinet, WC, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to rear aspect, radiator, extractor fan.

