

Ploughboy Lane, Thetford, IP25

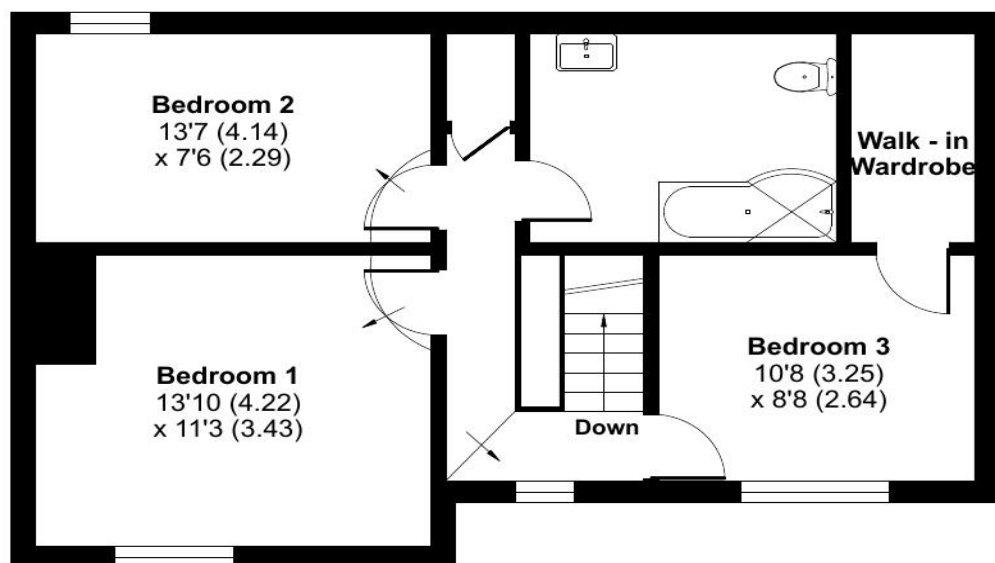
Approximate Area = 1154 sq ft / 107.2 sq m

Garage = 243 sq ft / 22.6 sq m

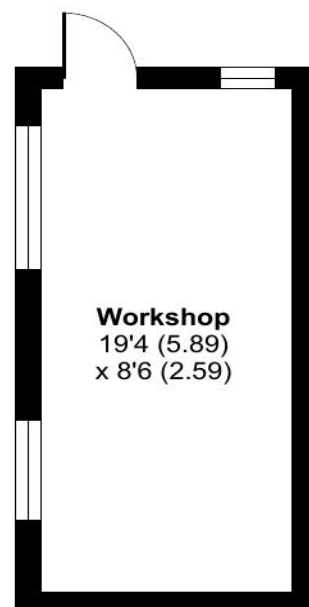
Outbuilding = 164 sq ft / 15.2 sq m

Total = 1561 sq ft / 145 sq m

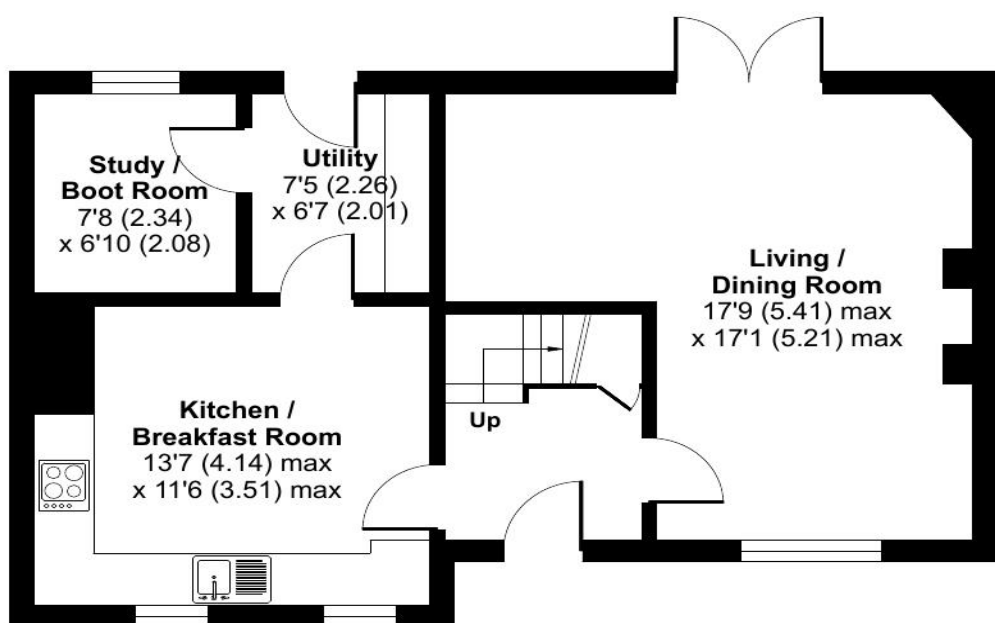
For identification only - Not to scale



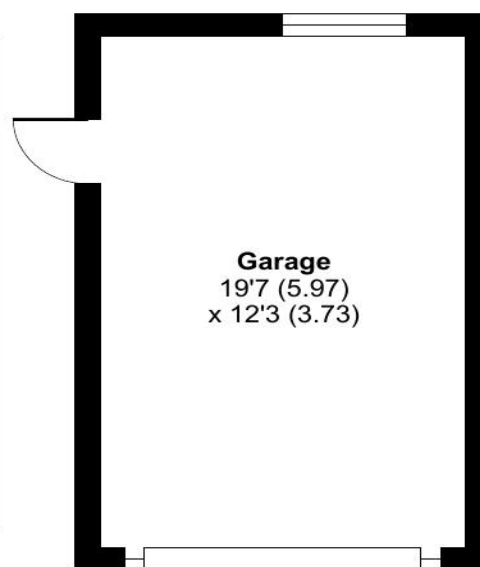
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Garage
19'7 (5.97)
x 12'3 (3.73)



Ploughboy Lane, Saham Toney, Thetford, IP25 7JN

CHARACTER PROPERTY!

Extremely well presented semi-detached three bedroom cottage. This period property oozes charm throughout and has much to offer including, study/boot room, garage, delightful gardens, shed/workshop, ample parking, gas central heating and UPVC double glazing.

Offers in Excess of £350,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Longsons. REF: 1133541



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Bedroom Three
10'8" (3.25m) x 8'8" (2.64m)

Walk-in wardrobe, UPVC double glazed window to front aspect, radiator.

Bathroom

Bathroom suite comprising P shaped bath with mixer shower over and shower screen, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear aspect, radiator.

Outside Front

Front garden laid to lawn, driveway laid to shingle providing off road parking for several vehicles, wooden fence and hedge to perimeter, gated access to rear garden.

Garage

19'7" (5.97m) x 12'3" (3.73m)

Larger than average garage, main up and over door to front aspect, entrance door to side, window to side aspect, electric lights and power.

Rear Garden

Very well presented and maintained rear terraced garden laid to lawn, 19'4" wooden shed/workshop with electric power and lights, further pergola with wooden shed attached, further wooden

shed, greenhouse, fruitage, selection of shrubs and plants the beds and borders, outside lights, wooden fence to perimeter, gated access to front.

Agent's Notes 1

EPC rating D2 (Full copy available on request)

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

Agent's Notes 2

The vendors also advised that planning permission for 5 properties to the rear has been approved. More details are available via Breckland Council's website.

- Semi-Detached House
- Three Bedrooms
- Study/Boot Room
- Kitchen/Breakfast Room
- Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing
- CHARACTER PROPERTY!

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.

CHARACTER PROPERTY! Situated in the popular semi-rural village of Saham Hills, Longsons are delighted to bring to the market this extremely well presented semi-detached cottage.

This fantastic period property oozes charm throughout and has much to offer, including kitchen/breakfast room, study/boot room, larger than average garage, shed/workshop, delightful gardens, gas central heating, UPVC double glazing and parking for several vehicles.

Well maintained with a new roof fitted in 2021 and a new Worcester Bosch boiler fitted last year with 9 years warranty remaining.

Viewing highly recommended to fully appreciate what is on offer.

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, utility, study, three bedrooms, bathroom, garage, gardens, parking, 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 entrance door to front aspect, stairs to first floor, brick tiles to floor.

Lounge/Dining Room

17'9" (5.41m) Max x 17'1" (5.21m) Max

Feature brick fireplace with inset freestanding gas cast iron stove heater with realistic burning flame effect, UPVC double glazed French doors open into rear garden, exposed wooden beams to ceiling, UPVC double glazed window to front aspect, radiator.

Kitchen/Breakfast Room

13'7" (4.14m) x 11'6" (3.51m)

Recently fitted kitchen units to walls and floor complemented by a work surface over, enamel one and a half bowl sink unit, mixer tap and drainer, integrated electric oven, integrated combination microwave oven, integrated gas hob, space and

plumbing for washing machine and slimline dishwasher, space for under-counter fridge/freezer, two UPVC double glazed windows to front aspect, exposed wooden beams to ceiling, tiled splashback.

Utility

7'5" (2.26m) x 6'7" (2.01m)

Fitted kitchen units with a work surface over, tiled splashback, UPVC double glazed entrance door opening to rear garden.

Study/Boot Room

7'8" (2.34m) x 6'10" (2.08m)

UPVC double glazed window to rear aspect, radiator.

Stairs and Landing

Loft access, built in cupboard housing modern gas central heating boiler, UPVC double glazed window to front aspect.

Bedroom One

13'10" (4.22m) x 11'3" (3.43m)

UPVC double glazed window to front aspect, radiator.

Bedroom Two

13'7" (4.14m) x 7'6" (2.29m)

UPVC double glazed window to rear aspect, radiator.

