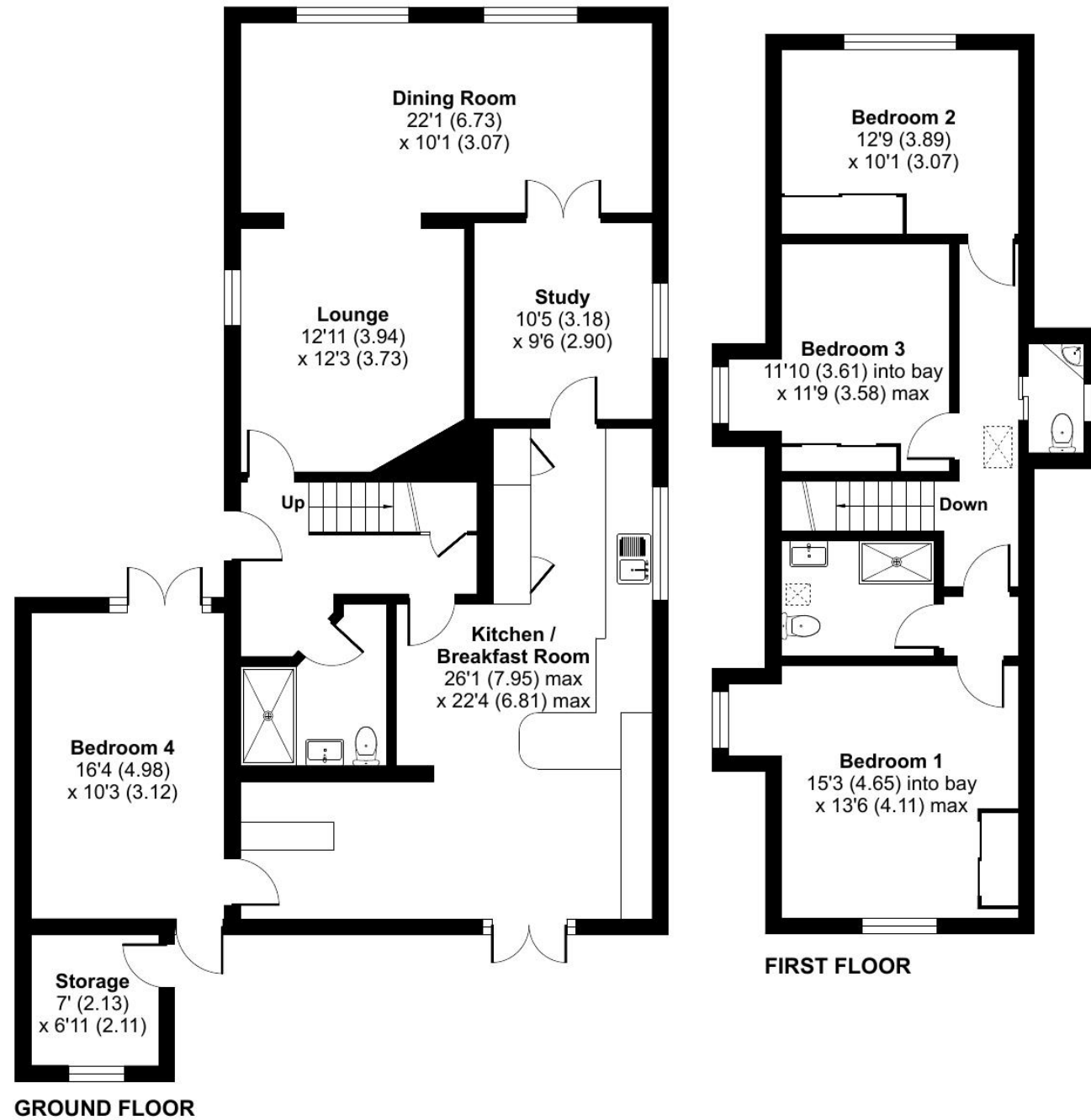


# Richmond Road, Saham Toney, Thetford, IP25

Approximate Area = 1864 sq ft / 173.1 sq m  
Storage = 48 sq ft / 4.4 sq m  
Total = 1912 sq ft / 177.6 sq m  
For identification only - Not to scale



## Richmond Road, Saham Toney, Thetford, IP25 7ET

Extremely well presented, spacious, recently fully refurbished detached four bedroom chalet style house situated in Saham Toney. This fantastic property offers two reception rooms, shower rooms to ground and first floor, modern kitchen and shower suites, updated heating system and much much more...

**Price £475,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1150646



18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>



18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
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Situated in the popular village of Saham Toney, Longsons are delighted to bring to the market this extremely well presented, spacious, detached, recently fully refurbished four bedroom chalet style house. This fantastic property has much to offer and includes recently fitted modern kitchen/dining room with entertainment/bar area, water softener, modern replacement suites to shower rooms, two reception rooms, log burning stove, recently installed new gas combi boiler, lighting and electrics, well presented garden with workshop, gazebo, gas central heating, UPVC double glazing and much much more!

Hot tub in garden not included in sale although potentially available subject to further negotiation.

Viewing highly recommended to fully appreciate all on offer.

Briefly, the property offers entrance hall, lounge/dining room, second reception room, kitchen/breakfast room/entertainment area with bar, ground floor bedroom currently set up as office, ground floor shower room, three further bedrooms to first floor, shower room, cloakroom with WC, gardens, parking, gas central heating and UPVC double glazing.

**SAHAM TONEY**  
Saham Toney is a village located in the Breckland area on the outskirts of the market town of Watton and 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, stairs to first floor, understairs storage cupboard, radiator.

**Lounge**  
**12'11" (3.94m) x 12'3" (3.73m)**

UPVC double glazed window to front, radiator, opening to dining area.

**Dining Room**  
**22'1" (6.73m) x 10'1" (3.07m)**

Log burning stove, UPVC double glazed windows to and side, two radiators, opening to lounge area.

**Study**

Glazed double doors opening to dining area, UPVC double glazed window to side, radiator.

**Kitchen/Breakfast Room**  
**23'1" (7.04m) Max x 22'4" (6.81m) Max**

Modern fitted kitchen units to walls and floor complemented by a work surface over, ceramic sink unit, mixer tap and drainer, water softener, integrated double electric oven, integrated ceramic hob with extractor hood over, integrated wine racks, space and

plumbing for washing machine within cabinet, space and plumbing for dishwasher within cabinet, space for tumble dryer within cupboard, integrated fridge, integrated freezer, breakfast bar, built in storage cupboard, entertainment area with bar, water softener, UPVC double glazed French doors opening to rear garden with full height UPVC double glazed windows either side, UPVC double glazed window to rear, all doors and windows to rear with integrated pull down blinds, UPVC double glazed window to side, Karndean flooring, vertical radiator.





**Agent's Notes**  
 EPC rating TBC (Full copy available on request)  
 Council tax band E (Own enquiries should be made via Breckland District Council)

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.

- Detached Chalet Style House
- Four Bedrooms
- Sought After Village Location
- Two Shower Rooms
- Two Reception Rooms
- Gardens and Parking
- Gas Central Heating with Recently Installed New Combi Boiler
- UPVC Double Glazing
- Extremely Well Presented
- Refurbished Throughout

**Bedroom Two**  
 16'4" (4.98m) x 10'3" (3.12m)  
 Currently set up as office space, UPVC double glazed French doors opening to front, UPVC double glazed entrance door opening to rear garden, radiator.

**Ground Floor Shower Room**  
 Modern, recently installed shower suite comprising large walk in double shower cubicle with rainfall shower head and separate hand shower attachment, wash basin set within fitted cabinet, WC, towel radiator, tiles to floor, extractor fan.

**Stairs and Landing**  
 Loft access, double glazed Velux roof window, radiator.

**Bedroom One**  
 15'3" (4.65m) Into Bay x 13'6" (4.11m)  
 Fitted wardrobes, UPVC double glazed windows to rear and side, radiator.

**Bedroom Three**  
 11'10" (3.61m) Into Bay x 11'9" (3.58m)  
 Fitted wardrobes, UPVC double glazed window to front, radiator.

**Bedroom Four**  
 12'9" (3.89m) x 10'1" (3.07m)  
 Fitted wardrobes, UPVC double glazed window to side, radiator.

**Shower Room**  
 Double shower cubicle with rainfall shower head and separate hand shower attachment, wash basin set within fitted cabinets, WC, double glazed Velux roof window, towel radiator, extractor fan.

**First Floor Cloakroom**  
 Hand wash basin, WC, obscure glass UPVC double glazed window to side.

**Outside Front**  
 Garden laid to low maintenance shingle providing ample off road parking, outside light, hedge and wooden fence to perimeter, gated access to rear garden.

**Rear Garden**  
 Very well presented and well maintained enclosed rear garden laid to lawn, paved patio seating area, wooden gazebo currently with hot tub under, (hot tub not included in sale although potentially available following further negotiation), garden shed with electric light and power, shed/workshop, brick built workshop with electric lights and power, shrubs and plants two beds and borders, outside lights, outside tap, wooden fence to perimeter gated access to front.

