

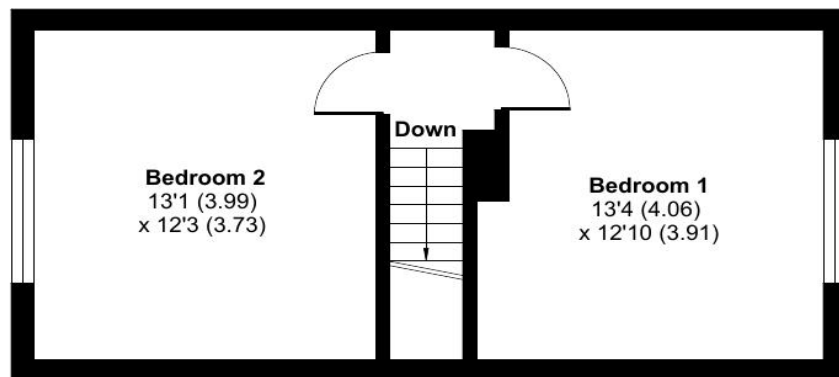
Hills Road, Saham Hills, Thetford, IP25

Approximate Area = 1019 sq ft / 94.6 sq m

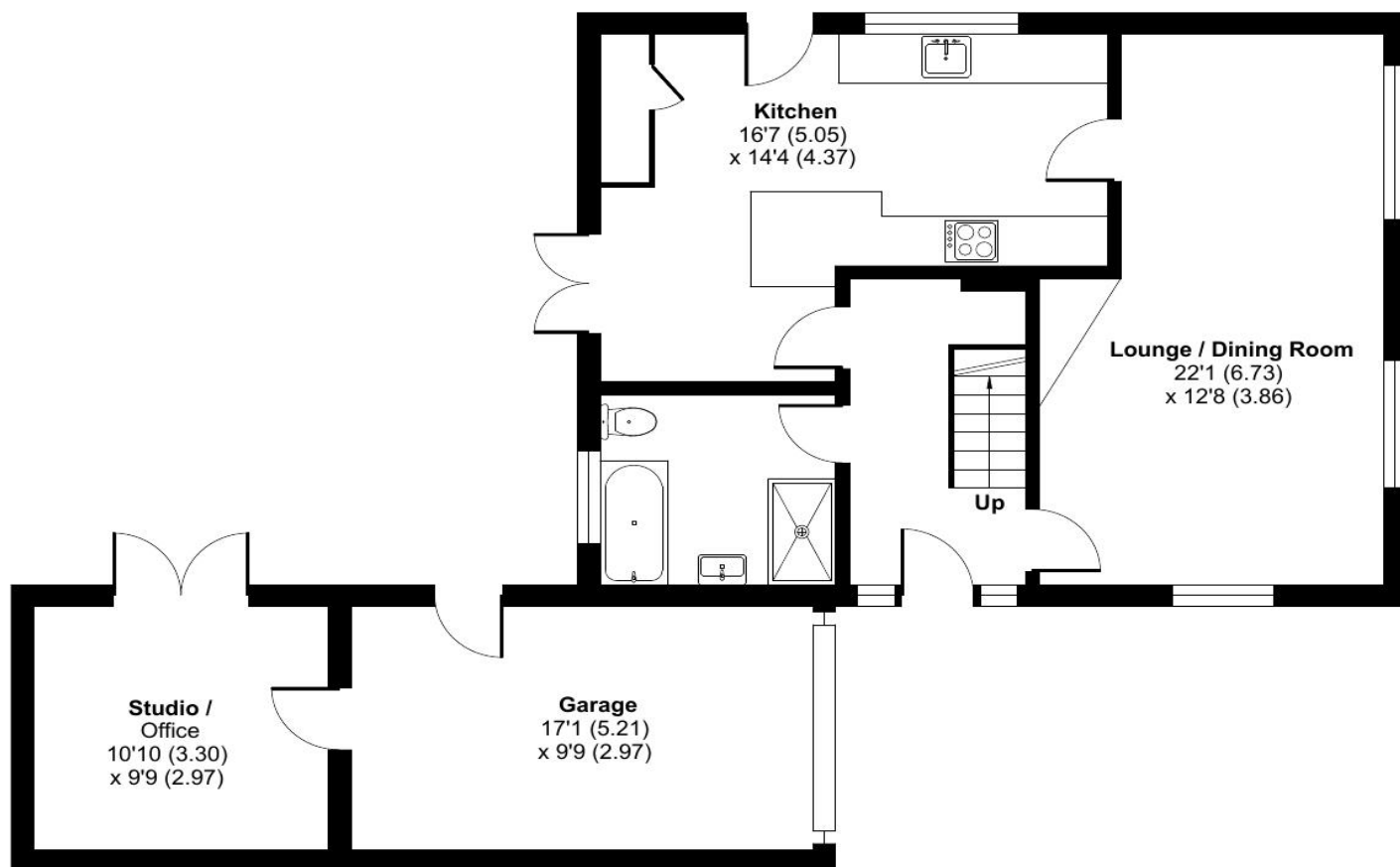
Garage = 282 sq ft / 26.1 sq m

Total = 1301 sq ft / 120.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Hills Road, Saham Hills, Thetford, IP25 7EW

Extremely well presented!

Following a recent refurbishment, this superb property has been modernised to a high standard throughout and offers log burning stove, modern kitchen/breakfast room, modern shower room, garage, recently landscaped gardens, countryside views to rear and UPVC double glazing!

Guide Price £300,000 - £340,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1163323



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enjoying an open outlook, vertical radiator.

Bedroom Two
13'1" (3.99m) x 12'3" (3.73m)

Built in storage cupboard, UPVC double glazed window to front aspect, vertical radiator.

Garage
17'1" (5.21m) x 9'9" (2.97m)

Up and over main door to front, UPV double glazed entrance door opening to rear garden, entrance door opening to garden studio, electric, lights, power.

Garden Studio/Office
10'10" (3.3m) x 9'9" (2.97m)

Situated to the rear of the garage, freshly decorated, double glazed French doors opening to garden, electric lights and power.

Outside Front

Well maintained front garden laid to lawn, driveway laid to block paving providing off road parking, shrubs and plants to borders, outside light, car port, outside tap, external electric socket, wooden double five bar gates providing access to driveway, laurel hedge and wooden fence to perimeter, gated access to rear.

Rear Garden

Recently landscaped and very well presented terraced rear garden backing onto open countryside, garden laid to lawn, paved patio seating area, lean to chunky gazebo providing additional covered seating area, outside light, outside tap, shrubs and plants to borders, raised beds, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating C73 (Full copy available on request)
 Council tax band C (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 Home
- Fully Refurbished to a High Standard
- Lounge/Dining Room with Log Burning Stove
- Energy Efficiency Rating C73
- Garden Office/Studio
- Countryside Views to Rear
- Gas Central Heating
- Modern Kitchen & Bathroom

Situated with open countryside views to the rear in the popular village of Saham Hills, Longsons are delighted to bring to the market this extremely well presented, spacious detached two bedroom chalet style house. This superb property has recently undergone full refurbishment to a high finish throughout and offers log burning stove, modern kitchen and bathroom, landscaped gardens, garage, garden studio/office, car port, 2 year old boiler with 10 years warranty remaining providing gas central heating and UPVC double glazing.

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 Hall

Stairs to first floor, UPVC double glazed entrance door to side, vertical radiator.

Lounge/Dining Room
22'1" (6.73m) x 12'8" (3.86m) Max

Feature fireplace with inset log burning stove, two UPVC double glazed windows to front aspect, UPVC double glazed window to side aspect, two vertical radiators.

Kitchen

16'7" (5.05m) Max x 14'4" (4.37m) Max

Modern fitted kitchen units to wall and floor, worksurface over, breakfast bar,

enamel sink unit with mixer tap and drainer, integrated wine chiller, integrated ceramic hob with extractor hood over, integrated electric oven, integrated dishwasher, space and plumbing for washing machine, space for large American style fridge/freezer, built in cupboard housing gas central heating boiler, tiled splashback, vertical radiator, UPVC double glazed door opening to rear garden, UPVC double glazed window to side aspect.

Bathroom

Modern four piece bathroom suite comprising double ended bath with centrally mounted mixer tap, walk-in double shower cubicle with rainfall shower head and hand shower attachment, wash basin set within fitted cabinet, tiles to floor, towel radiator, obscure glass UPVC double glazed window to rear aspect.

Stairs & Landing

Built in storage cupboard housing plumbing pipework.

Bedroom One
13'4" (4.06m) Max x 12'10" (3.91m)

Built in storage cupboard, UPVC double glazed window to rear aspect



Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, lounge/dining room, kitchen/breakfast room, bathroom, two bedrooms, garage, garden studio/office, parking, gardens, gas central heating and UPVC double glazing.

SAHAM HILLS
 Watton approx 2 miles, East Dereham approx 9 miles, Swaffham approx 8 miles.

