

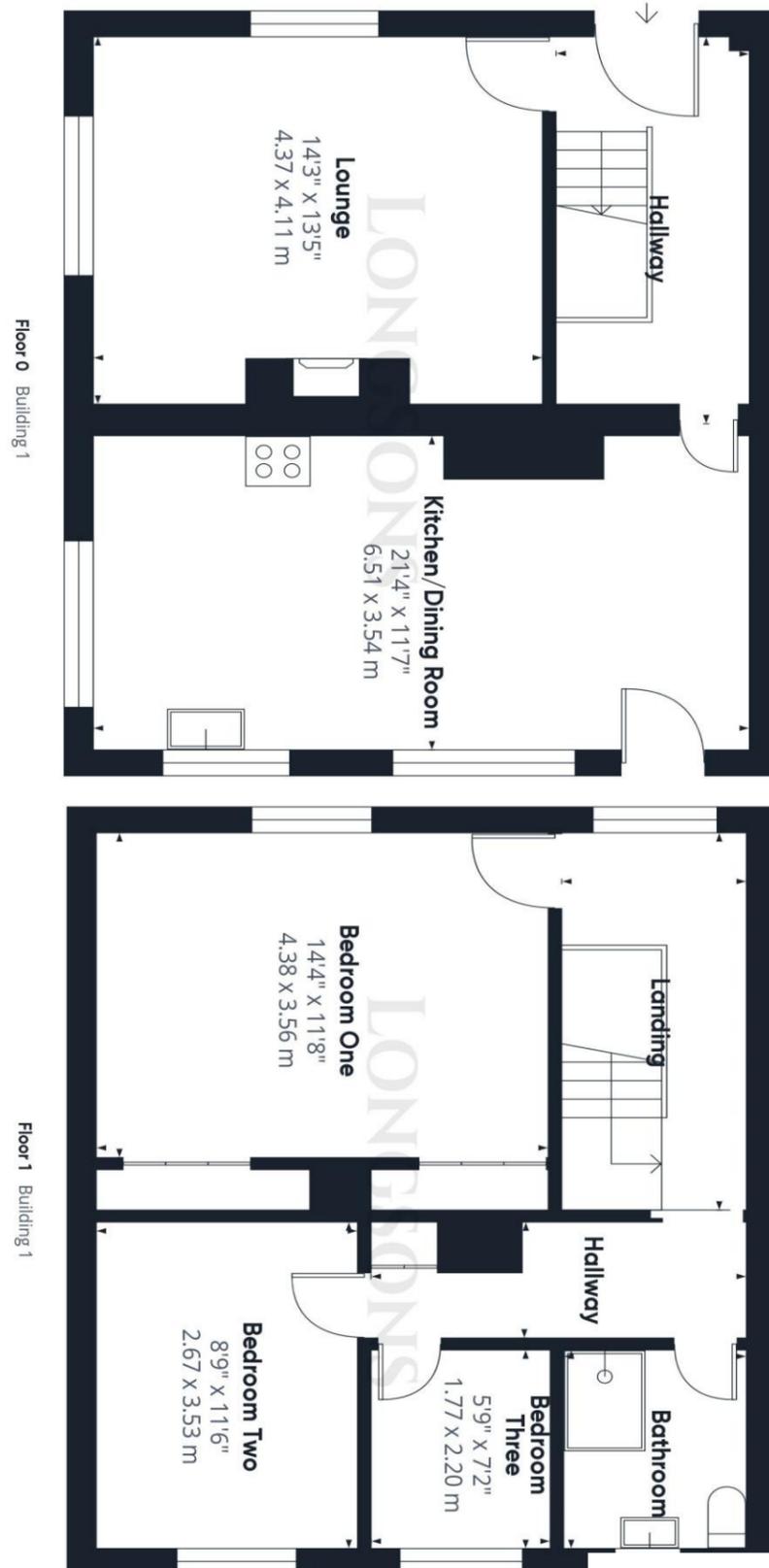


**Hills Road, Saham Hills, Thetford, IP25 7EZ**

Extremely well presented, three bedroom semi-detached period property. This fantastic property offers kitchen/dining room with log burning stove, shower room, recently converted garden studio/office, delightful gardens and garage.

Viewing highly recommended!

**Guide Price £300,000 - £325,000 Freehold**





#### Shower Room

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

#### Outside Front

Very well maintained front garden laid to lawn, shrubs and plants to beds and borders, outside tap, path to front door, access to side and rear, garden hedge to perimeter.

#### Garage

Wooden double doors to front.

#### Garden Studio/Office

Recently converted garden building with vaulted ceilings and electric. Ideal garden office/studio.

#### Rear and Side Garden

Very well presented paved patio and seating areas, shrubs and plants to borders, wood store, external electric power socket, outside light, outside tap, access to front.

#### Agent's Note

EPC rating E46 (Full copy available on request) Council tax band B (Own enquiries should be made via Breckland District Council)

- Semi-Detached Period Property
- Three Bedrooms
- Kitchen/Dining Room with Log Burning Stove
- Energy Efficiency Rating E46
- Gardens with Studio/Office
- Gas Central Heating and UPVC Double Glazing
- Vendor Has Found!

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.

#### Vendor Has Found!

Situated in the popular Norfolk village of Saham Hills, Longsons are delighted to bring to the market this extremely well presented, semi-detached three bedroom period property. This fantastic property offers garage, delightful gardens, kitchen/dining room, log burning stove, recently converted garden studio/office, shower room, gas central heating and UPVC double glazing.

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

#### Saham Hills

The tiny village of Saham Hills is less than a mile from the neighbouring Saham Toney, on the edge of Breckland, approximately 2 miles north of Watton. 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

Stairs to first floor, under-stairs storage cupboard, entrance door to front, radiator.

#### Lounge

**14'3" (4.34m) x 13'5" (4.09m)**

Fireplace with inset log burning stove, UPVC double glazed window to front and side, two radiators.

#### Kitchen/Dining Room

**21'4" (6.5m) x 11'7" (3.53m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch double electric oven and Bosch microwave/combi oven, integrated Bosch gas hob with extractor hood

over, space and plumbing for washing machine, floor mounted gas fired central heating boiler, tiles to floor, UPVC double glazed window to rear and side, entrance door opening to rear garden, radiator.

#### Stairs and Landing

Built-in cupboard, loft access, UPVC double glazed window to front, radiator.

#### Bedroom One

**14'4" (4.37m) x 11'8" (3.56m)**

Built-in wardrobes, UPVC double glazed window to front, radiator.

#### Bedroom Two

**11'6" (3.51m) x 8'9" (2.67m)**

UPVC double glazed window to rear, radiator.

#### Bedroom Three

**7'2" (2.18m) x 5'9" (1.75m)**

UPVC double glazed window to rear, radiator.

