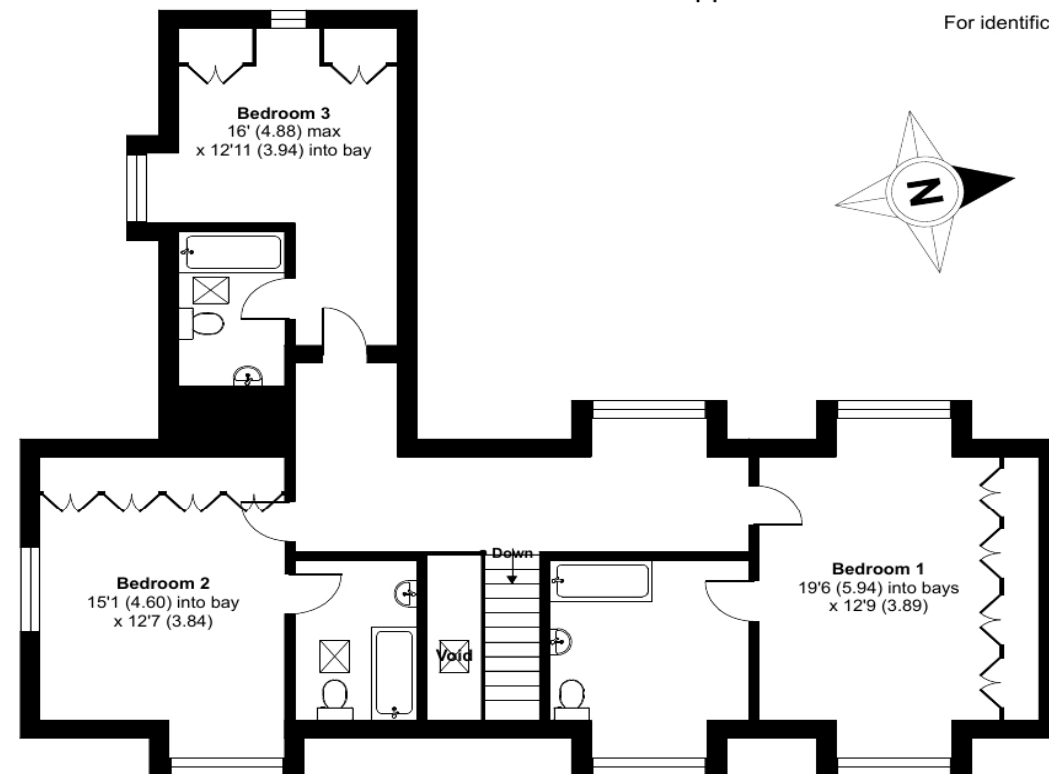


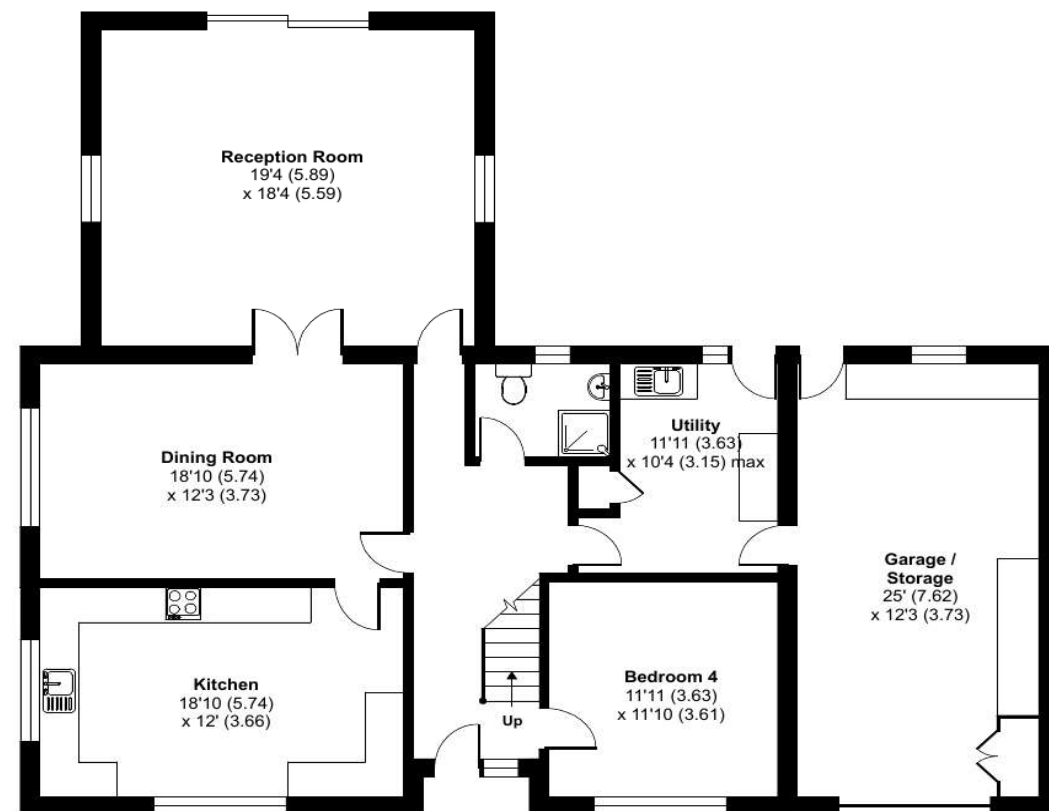
Chequers Lane, Saham Toney, Thetford, IP25

Approximate Area = 2711 sq ft / 251.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1190981



Chequers Lane, Saham Toney, Thetford, IP25 7HQ

Superb! Very well presented, substantial 4 bedroom chalet style property, situated on a generous plot with open farmland to the rear, in the Norfolk village of Saham Toney. This superb property has much to offer with landscaped gardens, two reception rooms, three en-suite bathrooms and solar panels.

Offers in Excess of £585,000

18 High Street, Watton, Thetford, IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



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Situated with open farmland to the rear, Longsons are delighted to bring to the market this absolutely superb, spacious detached chalet style property. This fantastic home offers three en-suite bathrooms, two reception rooms, kitchen/breakfast room, large landscaped gardens, parking for numerous vehicles, larger than average garage, utility room, ground floor shower room, solar panels providing a modest annual income.

Entrance Hall

UPVC double glazed entrance door to front, stairs to first floor, radiator.

Lounge

19'4" (5.89m) x 18'4" (5.59m)

Cast iron gas live flame stove, UPVC sliding patio doors opening to rear garden, UPVC double glazed windows to sides, two radiators, glazed double doors opening through to dining room.

Dining Room

18'10" (5.74m) x 12'3" (3.73m)

UPVC double glazed window to side, radiator.

Sitting Room/ Bedroom Four

11'11" (3.63m) x 11'10" (3.61m)

UPVC double glazed bow window to front, radiator.

Kitchen/Breakfast Room

18'10" (5.74m) x 12'0" (3.66m)

Fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, integrated Bosch double electric oven, integrated gas hob with extractor hood over, two integrated under counter freezers, integrated fridge, integrated wine rack, tiled splashback, UPVC double glazed bow window to front, UPVC double glazed window to side.

Utility Room

11'11" (3.63m) x 10'4" (3.15m)

Fitted kitchen units to wall and floor, work surface over, composite sink unit with mixer tap and drainer, space and plumbing for washing machine, built in cupboard housing hot water cylinder, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, door to integral garage.

Ground Floor Shower Room

Shower cubicle, wash basin, WC, obscure glass double glazed window to rear, radiator.

Stairs and Landing

UPVC double glazed window to front, radiator.

Bedroom One

19'6" (5.94m) x 12'9" (3.89m)

UPVC double glazed windows to front and rear, fitted wardrobes, radiator, door to en-suite bathroom.

En-suite Bathroom

Bathroom suite comprising bath, wash basin, WC, fitted dresser unit, UPVC double glazed window to front, radiator

Bedroom Two

15'1" (4.6m) x 12'7" (3.84m)

UPVC double glazed windows to front and side, fitted wardrobes, door to en-suite bathroom.

En-suite Bathroom

Bath, wash basin, WC, double glazed Velux roof window, tiled splashback, radiator.

Bedroom Three

16'0" (4.88m) x 12'11" (3.94m)

Fitted wardrobes, UPVC double glazed windows to rear and side, radiator, door to en-suite bathroom.

En-suite Bathroom

Bath, wash basin, WC, fitted cupboard, double glazed Velux roof window, radiator.

Garage

25'0" (7.62m) x 12'3" (3.73m)

Main double doors to front, UPVC double glazed entrance door opening to rear garden, fitted kitchen units with work surface over, stainless steel sink unit, space and plumbing for washing machine. floor mounted gas central heating boiler, built in storage cupboard, electric lights and power.

Outside Front

Front garden accessed via wooden five bar gate, large driveway laid to block paving providing ample parking for several vehicles, further secure gated off road parking to side, decorative

area laid to a combination of patio paving slabs and flint chippings with ornamental trees, outside lights, hedge and wooden fence to perimeter, gated access both sides to rear garden.

Rear Garden

Enclosed very well presented rear garden laid to lawn, large paved patio seating area, paving leading to rear of garden with landscaped areas laid to flint chippings, patio slabs and shingle, shrubs, plants and ornamental trees throughout, metal storage shed, metal shed with electric light and power, wooden shed/workshop with electric light and power, wooden potting shed, wooden shed/summer house with canopy to the front, outside lights, outside tap, wooden fence and hedge to perimeter, gated access to front.

Agents Notes

EPC rating B85 (Full copy available on request)

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

- Four Bedroom
- Superb Chalet Style Property
- Landscaped Gardens
- Energy Efficiency Rating B85
- Two Reception Rooms
- Three En-suite Bathrooms
- Solar Panels
- Garage
- Open Farmland to Rear
- UPVC Double Glazing

