



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

**welcome to**

**Hills Road, Saham Hills Thetford**

> > WITH LAND! A charming four bedroom semi-detached house, located in the delightful village of Saham Hills. Boasting four double bedrooms, lounge, kitchen, study, breakfast room, dining room, cloakroom, two bathrooms, a huge plot of approximately 0.75 acre (STMS) and more!



## The Accommodation

Part glazed external entrance door opening to:

### Entrance Porch

Tiled flooring.

### Entrance Hall

Tiled flooring, staircase rising to the first floor accommodation, radiator.

### Sitting Room

17' 4" x 11' 6" ( 5.28m x 3.51m )  
Carpet flooring, fireplace, UPVC double glazed window to front and side aspects, radiator.

### Study

11' 6" x 9' 8" ( 3.51m x 2.95m )  
Oak flooring, radiator, UPVC double glazed window to front aspect.

### Dining Room

12' 10" x 12' ( 3.91m x 3.66m )  
Timber flooring, radiator, airing cupboard, storage cupboard, UPVC double glazed window to side aspect.

### Lounge

18' 10" into bay x 14' ( 5.74m into bay x 4.27m )  
Carpet flooring, UPVC double glazed bay window to side aspect, fireplace, radiator.

### Kitchen

17' 9" x 8' 9" ( 5.41m x 2.67m )  
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, tiled flooring, one and a half bowl ceramic sink and drainer, space for electric range style cooker, extractor, plumbing for dishwasher, external entrance door opening to garden.

### Cloakroom

Suite comprising low level w.c, hand wash basin, tiled flooring.

### Utility Room

8' 8" x 5' 1" ( 2.64m x 1.55m )  
Tiled flooring, radiator, plumbing for washing machine, work surfaces.

### First Floor Landing

Carpet flooring, radiator, doors opening to first floor accommodation.

### Bedroom 2

17' 6" x 11' 10" ( 5.33m x 3.61m )  
Carpet flooring, radiator, built in storage cupboards, UPVC double glazed window to front aspect.

### Bedroom 1

14' 6" x 13' 11" ( 4.42m x 4.24m )  
Carpet flooring, radiator, UPVC double glazed window to side aspect.

### Bedroom 3

11' 5" x 9' 11" ( 3.48m x 3.02m )  
Carpet flooring, radiator, UPVC double glazed windows to rear and side aspects.

### Bedroom 4

12' 6" x 8' 10" ( 3.81m x 2.69m )  
Carpet flooring, radiator, UPVC double glazed window to side aspect.

### Family Shower Room

Wood-clad suite comprising low level w.c, hand wash basin, shower cubicle, heated towel rail, carpet flooring, UPVC double glazed obscured window to side aspect.

### Family Bathroom

Wood-clad suite comprising low level w.c, hand wash basin, heated towel rail, built-in storage cupboard, panel bath with shower fixture, UPVC double glazed obscured window to side aspect.

## Outside

To the front of the property, a sweeping gated driveway provides parking for multiple vehicles and is decorated with mature shrubs around the border. To the rear, a hedging division to the garden provides a perfect 'courtyard style garden' which is mainly laid to lawn with a patio seating area. Further to the rear, more garden can be found which is also laid to lawn and could be used for multiple outbuildings, playing greens and more! The potential is limitless.

## Location

Saham Hills is a delightful rural village, with easy access to Watton town, with its many amenities. The property is located on a quiet lane, surrounded by countryside which gives a peaceful and tranquil location. It neighbours the village of Saham Toney, which is approximately two miles from Watton and eight miles from Swaffham. Within the village there is a public house called The Old Bell, a well regarded hotel, the Broom Hall Country Hotel and the property is within a short distance to the Richmond Park Golf Course.

The village also has a Church of England Primary school, Parker's School with just over 100 pupils. The Church of St. Georges is a stunning flint building with a tower containing 6 bells and a clock.

## Agents Note

The neighbouring property is also available to purchase. A potential buyer who is able to purchase both will benefit from the total plot of approximately 1 acre (STMS) and will make a perfect multi-generational living purchase. For further information please contact the office.

## Agents Note 2

The current Council Tax Banding is F. On the sale of the property, the Council Tax Band will be reviewed and may be subject to change.



**view this property online** [williamhbrown.co.uk/Property/WAT108209](http://williamhbrown.co.uk/Property/WAT108209)



welcome to

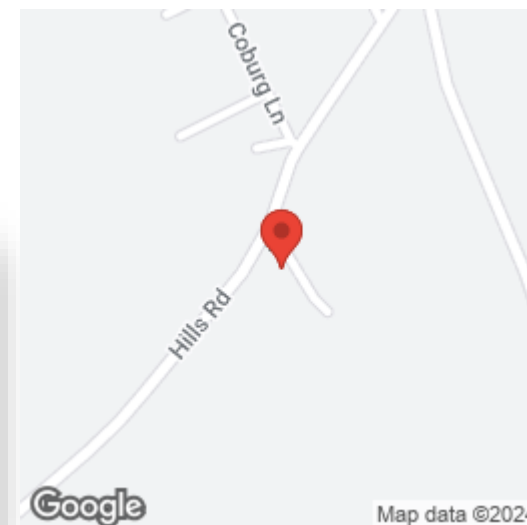
## Hills Road, Saham Hills Thetford

- Charming 4 bedroom semi-detached house
- Character features
- Gated driveway providing ample off-road parking
- Extremely generous plot
- Gas-fired central heating and UPVC double glazed windows

Tenure: Freehold EPC Rating: E

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAT108209](http://williamhbrown.co.uk/Property/WAT108209)



Property Ref:  
WAT108209 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01953 881951**



[Watton@williamhbrown.co.uk](mailto:Watton@williamhbrown.co.uk)



9 High Street, Watton, THETFORD, Norfolk,  
IP25 6AB



[williamhbrown.co.uk](http://williamhbrown.co.uk)