



Hills Road, Saham Hills Thetford IP25 7EZ

welcome to

Hills Road, Saham Hills Thetford

> > **GENEROUS PLOT!** A stunning three bedroom semi-detached house, located in the delightful village of Saham Hills. Boasting three spacious bedrooms, lounge, kitchen / diner, master en-suite and family bathroom, detached tandem garage and a really generous plot to match!



The Accommodation

Approaching the front part glazed external entrance door, you are greeted by an imposing oak porch canopy with the door opening to:

Kitchen / Diner

23' 6" max x 13' 7" max narrowing to 10' 10" min (7.16m max x 4.14m max narrowing to 3.30m min)

A comprehensive range of wall and floor mounted fitted oak veneered kitchen units with work surfaces over, Richmond oak laminate flooring, space for gas cooker with extractor over, space for dishwasher and fridge/freezer, oak clad exposed beams, understairs storage, radiator, UPVC double glazed window to front aspect.

Utility Room

4' 11" x 4' (1.50m x 1.22m)

Richmond Oak laminate flooring, plumbing for washing machine, space for tumble drier, UPVC double glazed window to front aspect.

Lounge

22' 5" x 13' 6" (6.83m x 4.11m)

Carpet flooring, radiators, oak clad exposed beams, UPVC double glazed window to side, UPVC double glazed dual aspect windows to front and rear.

First Floor Landing

Richmond oak laminate flooring, radiator.

Bedroom 1

13' 10" x 13' 10" (4.22m x 4.22m)

Carpet flooring, radiator, UPVC double glazed dual aspect windows to front and rear, door opening to:

En-Suite Shower Room

9' x 3' 4" (2.74m x 1.02m)

Part tiled suite comprising low level w.c, hand wash basin, heated towel rail, shower cubicle, oak units, tile-effect flooring.

Bedroom 2

13' 7" x 12' 6" (4.14m x 3.81m)

Carpet flooring, radiator, airing-cupboard, exposed beams, UPVC double glazed window to side aspect.

Bedroom 3

11' 8" x 7' 6" (3.56m x 2.29m)

Carpet flooring, radiator, exposed beam, UPVC double glazed window to front aspect.

Family Bathroom

Part tiled suite comprising low level w.c, hand wash basin with storage under, corner bath with shower fixture, shower cubicle, heated towel rail, UPVC double glazed obscured window to front aspect.

Outside

To the front of the property, a sweeping driveway provides parking for multiple vehicles and access to the detached garage. An area laid to shingle provides further parking. To the rear, a large garden provides a wonderful entertaining space, with a patio seating area, decking and mature shrubs, trees and hedging decorate the borders.

Garage

37' 9" x 10' 10" (11.51m x 3.30m)

Barn doors to front, windows to side, access door to side, power and light.

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 A. On the sale of the property, the Council Tax Band will be reviewed and may be subject to change.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Hills Road, Saham Hills Thetford

- Handsome 3 bedroom semi-detached house
- Detached garage together with ample off-road parking
- Presented in excellent order throughout
- High quality oak fittings
- Extremely generous gardens

Tenure: Freehold EPC Rating: E

offers in excess of

£375,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WAT108210 - 0002

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