



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



**welcome to**

**Hills Road, Saham Hills Thetford**

\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\* > > CHARACTER FEATURES! A handsome three bedroom semi-detached cottage, presented in excellent order throughout. Boasting a generous 'wrap-around' garden, garage, garden room and so much more!



## The Accommodation

Part glazed external entrance door opening to:

### Entrance Hall

Carpet flooring, understairs storage, staircase rising to first floor accommodation, radiator.

### Lounge

14' 2" x 13' 6" ( 4.32m x 4.11m )

Carpet flooring, radiator, wood burner, UPVC double glazed windows to front and side aspects.

### Kitchen / Diner

21' 3" x 11' 6" ( 6.48m x 3.51m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, one and a half bowl sink and drainer, integrated microwave/oven, integrated gas hob, integrated double oven, plumbing for washing machine and dishwasher, fireplace, tiled flooring, UPVC double glazed windows to rear and side aspects, external entrance door opening to rear garden.

### Landing

Carpet flooring, loft hatch access, radiator, UPVC double glazed window to front aspect.

### Bedroom 1

11' 7" + wardrobe x 14' 3" ( 3.53m + wardrobe x 4.34m )

Carpet flooring, radiator, UPVC double glazed window to front aspect, two built-in wardrobes.

### Bedroom 2

11' 6" x 8' 8" ( 3.51m x 2.64m )

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

### Bedroom 3

7' 3" x 5' 8" ( 2.21m x 1.73m )

Carpet flooring, radiator, UPVC double glazed window to rear aspect.

### Family Bathroom

Part tiled suite comprising low level w.c, hand wash basin, heated towel rail, shower cubicle, laminate flooring, UPVC double glazed window to rear aspect.

### Garden Room

11' 11" x 8' 8" ( 3.63m x 2.64m )

Carpet flooring, french doors opening to front aspect, velux window to rear aspect, power and light.

### Garage

19' 3" x 9' 5" ( 5.87m x 2.87m )

Power and light, barn doors to front.

### Outside

The garden wraps around the cottage, with the front and side gardens being mainly laid to lawn with mature shrubs and borders. A paved walkway provides access to the front external entrance door. To the rear, a patio style garden provides a delightful seating area for the warmer months, with the garden room and access to the garage being provided. Further stocked beds and borders decorate the outside spaces.

### 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.

### The Accommodation

Part glazed external entrance door opening to:



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Hills Road, Saham Hills Thetford

- Three bedroom semi-detached cottage
- Wrap-around generous gardens
- Garage
- Log burner
- Character Features

Tenure: Freehold EPC Rating: E

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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