



Pound Hill, Saham Toney Thetford IP25 7HN

welcome to

Pound Hill, Saham Toney Thetford

>> **DOUBLE GARAGE!** This well-presented two bedroom semi-detached bungalow is situated on a corner plot in the pleasant village of Saham Toney. The property overlooks fields to the front and is close to village amenities and public transport. **CALL US TODAY TO ARRANGE YOUR VIEWING!**



Entrance Hall

Front entrance door, doors to all rooms.

Lounge

15' 1" x 11' 7" (4.60m x 3.53m)

UPVC double glazed front window, radiator.

Kitchen

11' 8" x 8' 1" (3.56m x 2.46m)

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in eye-line electric oven, electric hob and cooker hood over, built in fridge freezer, built in dishwasher, built in washing machine, UPVC double glazed rear window, door to conservatory.

Conservatory

9' 4" x 5' 7" (2.84m x 1.70m)

UPVC double glazed rear and side windows, door to the rear garden.

Bedroom One

12' 3" x 8' 11" (3.73m x 2.72m)

UPVC double glazed rear window, radiator.

Bedroom Two

8' 11" x 8' 2" (2.72m x 2.49m)

UPVC double glazed front window, radiator.

Shower Room

Fitted with a three piece suite comprising with walk-in shower, WC, wash hand basin with storage below, towel radiator, UPVC double glazed rear window.

Outside

To the front of the property there is a lawned garden enclosed by hedging, with an access pathway to the front door, trees, shrubs and a garden shed. To the rear of the property there is large patio and small lawned area with a summerhouse, outside tap and is enclosed by fencing with a front access gate.

Double Garage

19' x 18' 6" (5.79m x 5.64m)

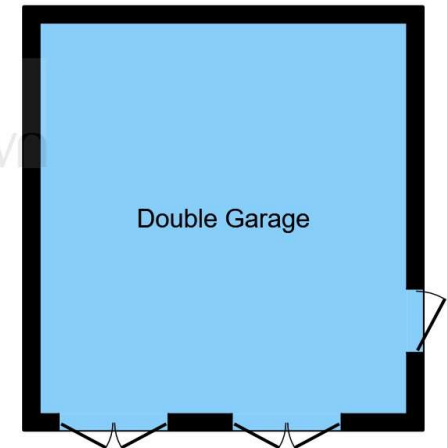
Barn doors to the front, power and light and door to the side.

Location

The popular village of Saham Toney 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.



Floor Plan



Garage

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



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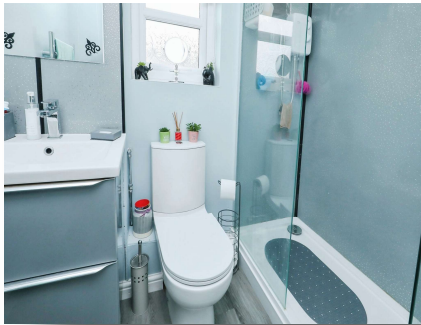
Pound Hill, Saham Toney Thetford

- Semi-Detached Bungalow
- Two Bedrooms
- Conservatory
- Double Garage & Ample Off Road Parking
- Front & Enclosed Rear Gardens

Tenure: Freehold EPC Rating: C

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108347 - 0003

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william h brown



01953 881951



Watton@williamhbrown.co.uk



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



williamhbrown.co.uk