

property details **approval form**

Meadow View, Ploughboy Lane, Saham Hills, Thetford, Norfolk, England, IP25 7JN

Date: 21 August 2024

Property Ref and Version: WAT108474 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 9 High Street, Watton, THETFORD, Norfolk, IP25 6AB

T 01953 881951 **E** Watton@williamhbrown.co.uk

property details **approval form**

Meadow View, Ploughboy Lane, Saham Hills, Thetford, Norfolk, England, IP25 7JN

Date: 21 August 2024

Property Ref and Version: WAT108474 - 0001

>> **price**

£290,000

Tenure: Freehold

>> **key features**

- > No Onward Chain
- > Detached House
- > Three Bedrooms
- > Two Kitchens
- > Two Reception Rooms
- > Two Bathrooms
- > Ample Off Road Parking
- > Village Location
- > EPC Rating: E

>> **short description**

> > **NO ONWARD CHAIN!** This unique property is situated in the popular village of Saham Toney benefiting from two kitchens, two lounges, two bathrooms and three bedrooms; currently split into two separate flats this could be the ideal investment purchase! Call us today to arrange your viewing!

>> **long description**

William H Brown are pleased to present this charming three bedroom detached house situated in the popular village of Saham Toney just outside of Watton.

In brief the accommodation comprises of entrance hall, lounge, kitchen, bathroom, separate toilet, second kitchen, first floor landing, second lounge, three bedrooms and bathroom.

Couple with the accommodation the property benefits from UPVC double glazed window, gas central heating, a front and an enclosed rear garden and ample off road parking.

The property is currently separated into two flats offering great potential for ideal investment buyers.

The property is being sold with no onward chain so call today to arrange your viewing!

property details **approval form**

Meadow View, Ploughboy Lane, Saham Hills, Thetford, Norfolk, England, IP25 7JN

Date: 21 August 2024

Property Ref and Version: WAT108474 - 0001

>> **directions**

Leave Watton via the Dereham Road towards Dereham. Turn left onto Saham Road, continuing onto Ovington Road. Turn right onto Cheques lane and then turn right onto Ploughboy Lane. Follow the road towards Hills Road where the property will be on your right.

property details **approval form**

Meadow View, Ploughboy Lane, Saham Hills, Thetford, Norfolk, England, IP25 7JN

Date: 21 August 2024

Property Ref and Version: WAT108474 - 0001

>> **room description**

The Accommodation

Flat One

Entrance Hall

Entrance door, staircase to first floor landing, UPVC double glazed side window.

Lounge

22' 7" x 11' 7" (6.88m x 3.53m)

UPVC double glazed bay window to the front and UPVC double glazed side window, brick feature fire place, radiator.

Kitchen

15' 5" x 12' 5" (4.70m x 3.78m)

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, space for a free standing oven, plumbing for washing machine and dishwasher, space for under counter fridge/freezer, tiled splashbacks, tiled flooring, two storage cupboards, UPVC double glazed side window, UPVC double glazed door to the garden.

Bathroom

Fitted with a two piece suite comprising of bath with shower over, wash hand basin, tiling, radiator, UPVC double glazed rear window.

Separate Wc

WC.

First Floor Landing

Bedroom One

13' 4" max x 11' 9" max (4.06m max x 3.58m max)

UPVC double glazed front window, fitted wardrobes, radiator.

Bedroom Two

8' 11" x 8' 3" (2.72m x 2.51m)

UPVC double glazed side window, radiator.

Flat Two

Kitchen

11' 4" x 7' 9" (3.45m x 2.36m)

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, plumbing for washing machine, wall mounted gas central heating boiler, storage cupboard, UPVC double glazed side window, staircase to first floor.

Your William H Brown office: 9 High Street, Watton, THETFORD, Norfolk, IP25 6AB

T 01953 881951 **E** Watton@williamhbrown.co.uk

property details **approval form**

Meadow View, Ploughboy Lane, Saham Hills, Thetford, Norfolk, England, IP25 7JN

Date: 21 August 2024

Property Ref and Version: WAT108474 - 0001

>> **room description**

Lounge

21' 1" max x 9' 4" max (6.43m max x 2.84m max)

'L' Shaped Room, UPVC double glazed front and side windows, radiator.

Bedroom

8' 5" x 8' 1" (2.57m x 2.46m)

UPVC double glazed rear window, wardrobe, radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, tiling, UPVC double glazed rear window, storage cupboard, radiator.

Outside

To the front of the property there is a lawned area with shrubs and graveled driveway with gated access to the rear. To the rear of the property there is lawned open space with a split level patio area with trees and shrubs.

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.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

property details approval form

Meadow View, Ploughboy Lane, Saham Hills, Thetford, Norfolk, England, IP25 7JN

Date: 21 August 2024

Property Ref and Version: WAT108474 - 0001

>> property images



Your William H Brown office: 9 High Street, Watton, THETFORD, Norfolk, IP25 6AB
T 01953 881951 E Watton@williambrown.co.uk

property details **approval form**

Meadow View, Ploughboy Lane, Saham Hills, Thetford, Norfolk, England, IP25 7JN

Date: 21 August 2024

Property Ref and Version: WAT108474 - 0001

>> **property images**



Your William H Brown office: 9 High Street, Watton, THETFORD, Norfolk, IP25 6AB
T 01953 881951 E Watton@williambrown.co.uk

property details approval form

Meadow View, Ploughboy Lane, Saham Hills, Thetford, Norfolk, England, IP25 7JN

Date: 21 August 2024

Property Ref and Version: WAT108474 - 0001

>> floor plan



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

>> approval

Signature

Date

	Signature	Date
Joe Daisey		
Mr M.A. Garner		

Your William H Brown office: 9 High Street, Watton, THETFORD, Norfolk, IP25 6AB

T 01953 881951 E Watton@williamhbrown.co.uk