



**Honeysuckle Cottage Chequers Lane, Saham Toney
Thetford IP25 7HQ**

welcome to

Honeysuckle Cottage Chequers Lane, Saham Toney Thetford

>>VENDOR HAS FOUND! 3 bedroom cottage, located in the Idyllic village of Saham Toney. Boasting character features such as central open fire place and exposed beams through out. The property benefits from, two reception rooms, kitchen dinner, utility, three double bedrooms and off road parking !!



The Accommodation

Lounge

15' 3" x 12' 3" (4.65m x 3.73m)

Central open fireplace, exposed beams, vinyl wood effect flooring, UPVC double window to front aspect, radiator, door to

Snug

12' 5" x 10' 1" (3.78m x 3.07m)

Central fireplace, carpet, UPVC double glazed window to front aspect, radiator

Kitchen/Dinner

16' 4" x 8' 1" (4.98m x 2.46m)

A range of floor and wall mounted units with wooden work surfaces over, space for oven, extractor hood, space for double fridge freezer, space for dishwasher, Belfast sink, tiled flooring, tiled splashbacks, space for dining table. UPVC double glazed window to rear aspect.

Sun Room

11' 5" x 5' 2" (3.48m x 1.57m)

Tiled flooring, radiator, UPVC double glazed windows and door to rear.

Utility

8' 1" x 4' 6" (2.46m x 1.37m)

Space for tumble dryer, space for washing machine, wooden work surfaces, boiler, wash basin, corner W.C. UPVC frosted window to rear.

Landing

Doors to all rooms, loft hatch access, radiator to side wall, carpet, UPVC double glazed window above stairs to rear aspect.

Bedroom 1

12' 5" x 14' 1" (3.78m x 4.29m)

Carpet, radiator, UPVC double glazed window to front aspect.

Bedroom 2

12' 1" x 12' 3" (3.68m x 3.73m)

Carpet, radiator, UPVC double glazed window to front aspect.

Bedroom 3

11' 2" x 8' 2" (3.40m x 2.49m)

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

Bathroom

Double walk in shower cubicle, heated towel radiator, wash basin with under cupboard, vanity unit, UPVC double glazed frosted window to rear.

Outside

The front of the property is mostly shingle driveway, which leads to a side passage leading you to the rear garden. This comprises of mostly patio, with an assortment of raised beds, small pond, brick and wooden shed, bin storage and is fully enclosed.



Ground Floor



First Floor

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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Honeysuckle Cottage Chequers Lane, Saham Toney Thetford

- Vendor Has Found
- Three Bedroom Cottage
- Two Reception Rooms
- Off-Road Shingle Driveway
- Character Features

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108721 - 0003

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