



Lawsons
ESTATE AGENTS

10 Millview Estate, Saham Toney
£295,000

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Saham Toney, IP25 7HG

This 3 bedroom detached bungalow is situated in the the highly sought after area of Saham Toney! This property boasts a spacious living area with a separate dining area, ideal for family gatherings. The family bathroom offers modern amenities, and with a garage, driveway, and an enclosed rear garden, this bungalow provides both convenience and relaxation. Don't miss out on this gem - call now to view and make it your new home!

Council Tax band: C

Tenure: Freehold

Entrance Hallway

12' 5" x 4' 2" (3.78m x 1.26m)

Wood effect flooring, doors to kitchen and garage, and opening to utility area.

Utility Area

6' 1" x 12' 2" (1.86m x 3.72m)

Window to rear, side, and kitchen, space for washing machine, tumble dryer, and freezer, with wood effect flooring, and door to rear garden.

Kitchen

17' 3" x 8' 8" (5.25m x 2.64m)

Window to utility area, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, space for freestanding cooker and under counter fridge, with pantry style cupboard, tiled flooring, doors to inner hallway and lounge, and opening to dining area.





Dining Area

4' 1" x 12' 11" (1.25m x 3.94m)

Two windows to front, with radiator, and carpet flooring.

Lounge

15' 9" x 12' 10" (4.80m x 3.90m)

Window to front, radiator, carpet flooring, and opening to storage cupboard.

Inner Hallway

11' 11" x 3' 0" (3.62m x 0.92m)

Doors to all bedrooms, family bathroom, and airing cupboard, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

12' 11" x 10' 8" (3.94m x 3.26m)

Bay window to rear, with two radiators, and carpet flooring.

Bedroom 2

8' 2" x 10' 11" (2.48m x 3.32m)

Bay window to rear, built-in wardrobes and storage, with radiator, and carpet flooring.

Bedroom 3

8' 5" x 10' 7" (2.56m x 3.23m)

Window to side, radiator, and carpet flooring.

Bathroom

8' 8" x 7' 7" (2.64m x 2.31m)

Frosted window to side, bath with individual taps over, separate shower cubicle with electric shower, low level W/C, wash basin with individual taps over, heated towel rail, with full wall and floor tiling.

Garage

17' 4" x 8' 3" (5.29m x 2.52m)

Up and over door to front, with mains power and lighting connected, and single door to entrance hallway.



FRONT GARDEN

Mainly laid to lawn, with mature shrubs, plant beds, driveway leading to the garage, pathway leading to the front door, and side access gate to the rear.

REAR GARDEN

Mainly laid to lawn, with raised beds, patio area for outside dining, mature shrubs, summer house, and multiple garden sheds, with side access gate to the front of the property.

Parking

The property benefits from a driveway to the front of the property providing off-road parking, with further on-road parking available on a first come, first served basis.

Agents Note

This property falls under a band C for the local council tax and costs approximately £1,908.34 per annum for 2024/25.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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