

# Chilterns



## Barleyfield Close, Saham Toney

Thetford, Norfolk.

£1,300 pcm

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[www.chilternsc.co.uk](http://www.chilternsc.co.uk)



Barleyfield Close, Saham Toney, Thetford, IP25 7GY

A brand new detached three bedroom bungalow, just released and now available to rent. Offering contemporary accommodation with high quality fixtures and fittings and air source heating as well as Upvc double glazing. With pleasant gardens, a driveway and rural views. Contact us now to register your Interest.



**SITUATION & LOCATION** A unique opportunity to rent this brand new detached bungalow residence on the outskirts of this popular Norfolk village, just two miles away from the well served town of Watton. Forming part of a small select development of just bungalows this comfortable property offers well planned light and airy accommodation and has been built with energy efficiency as a priority. There is an air source heat pump serving the efficient heating as well as Upvc double glazing throughout. The large kitchen/diner is well fitted and includes an integrated oven, hob and extractor and in addition to the main bathroom, the master bedroom has an en suite shower room. A combination of hard flooring and carpets are laid throughout.

Outside there are generous gardens, laid to grass with a patio at the rear and a spacious shingled driveway provide excellent parking. There is also a useful timber shed.

This property forms part of an exclusive development and represents an excellent opportunity to tenants seeking a long term rental opportunity from a professional landlord.

**TILED CANOPY PORCH** With light. Composite entrance door leading to:

**ENTRANCE HALL** Radiator; storage cupboard; cupboard, housing, source controls, and hot water cylinder; recessed LED ceiling lighting; ceramic tiled floor.

**SITTING ROOM.** 13' 2" x 10' 6" (4.03m x 3.22m)  
Radiator; recessed LED ceiling lighting; UPVC sealed unit double glazed window; ceramic tiled floor. Leading to:

**KITCHEN/DINER** 18' 11" x 10' 11" (5.77m x 3.35m)  
Fitted range of matching wall and floor cupboard units with work services over incorporating stainless steel sink unit with mixer tap; built under electric double oven and ceramic hob with extractor canopy over and splash back; UPVC sealed unit double glazed windows, and UPVC sealed unit double glazed French doors to outside; recessed LED ceiling lighting; ceramic tiled floor.

**MASTER BEDROOM ONE** 11' 5" x 11' 0" (3.49m x 3.37m)  
Radiator; recessed LED, ceiling, lighting; UPVC sealed unit double glazed window; fitted carpet.

**EN SUITE SHOWER** 7' 8" x 3' 3" (2.34m x 1.01m)

Tiled shower cubicle with by folding glass screen and plumbed in rain and handheld shower; pedestal wash, basin and WC; chrome heated towel rail; bathroom cabinet with illuminated mirror; shaver socket; half tiling to walls; recessed LED ceiling lighting; UPVC sealed unit double glazed window; ceramic tiled floor.

**BEDROOM TWO.** 11' 5" x 11' 1" (3.50m x 3.38m)  
Radiator; UPVC sealed unit double glazed window; recessed, LED ceiling lighting; fitted carpet.

**BEDROOM THREE** 7' 8" x 7' 7" (2.36m x 2.33m plus wardrobe)  
Fitted wardrobe cupboard; radiator; UPVC sealed unit double glazed window; recessed, LED ceiling lighting; fitted carpet.

**BATHROOM.** 6' 5" x 6' 2" (1.96m plus door recess x 1.88m)  
Panelled bath with bi-folding glass screen and plumbed in rain and handheld shower; pedestal wash, basin and WC; chrome heated towel rail; bathroom cabinet with illuminated mirror; shaver socket; half tiling to walls; recessed LED ceiling lighting; UPVC sealed unit double glazed window; ceramic tiled floor.

**OUTSIDE** There are gardens to the front and rear and these will be loaned. Within the rear garden, there is a paved patio area and a timber garden shed will be included. The gardens are fenced with a mixture of close board, fencing and post and rail fencing. A shingle driveway to the side provides parking.

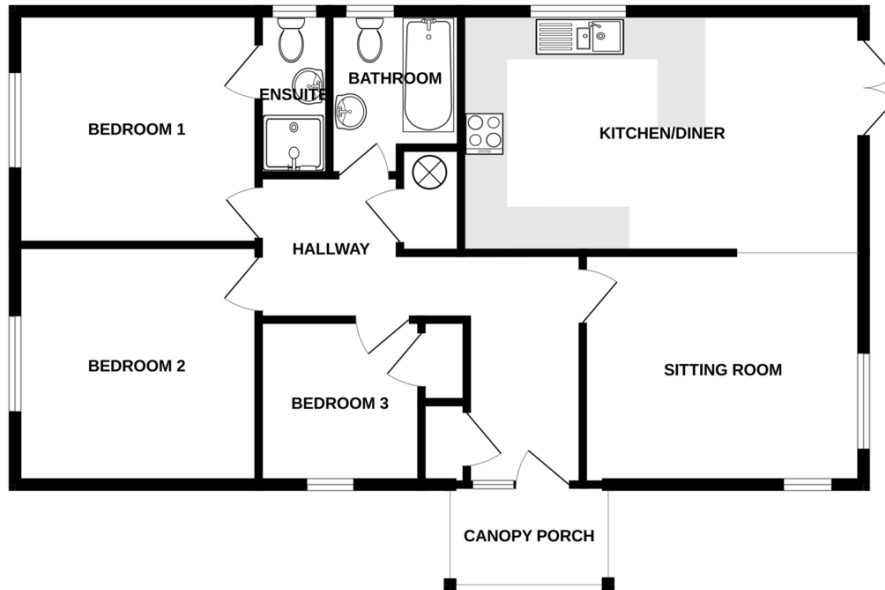
**RENT ADJUSTMENT FOR PET INCLUSION** Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration

**COUNCIL TAX BAND** TBA

**EPC** TBA



GROUND FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC TO FOLLOW



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