



Introducing  
Bush Cottages  
Coburg Lane, Saham Hills

**SOWERBYS**

This well-presented property opens into a welcoming entrance hall featuring wood-effect flooring, staircase to the first-floor landing, and access to both the kitchen and living room.

The kitchen is fitted with a range of wall and base units and includes an inset sink with space for an electric cooker, fridge/freezer, and washing machine.

The spacious living room continues the wood-effect flooring and benefits from a central fireplace with log burner, ample space for a dining table, and double doors opening out onto the rear garden, creating an ideal area for both relaxing and entertaining.

To the first floor, there are two bedrooms, both fitted with carpets. Bedroom one enjoys a front-facing aspect, while bedroom two overlooks the rear of the property. The bathroom is fitted with a three-piece suite comprising a low-level WC, hand wash basin, and a panelled bath.

Externally, the property benefits from a fully enclosed rear garden, predominantly laid to patio for low maintenance. The garden also includes two storage sheds, providing useful additional storage space.

#### **SAHAM HILLS**

The village of Saham Hills is less than a mile from the neighbouring Saham Toney, on the edge of Breckland, approximately 2 miles north of Watton. The city of Norwich is 20 miles northeast of Saham Hills and the coastal resorts of Hunstanton and Wells-next-the-Sea are roughly 25 miles from the village.

Saham Toney is approximately nine miles from East Dereham, two miles from Watton and eight miles from Swaffham. Within the village there is a public house called the Old Bell, the Broom Hall Country Hotel and the property is only about five minutes from the Richmond Park Golf Course. The village also has a Church of England Primary school, Parker's School with just over 100 pupils. The Church of St. Georges is a handsome flint building with a tower containing 6 bells and a clock. There is a well-used Sports and Social Club with a hard-working committee that keep the sports grounds in excellent condition for football and cricket matches throughout the year, there is a small bar for members and their guests.

#### **AGENT'S NOTE**

No Pets

12 Month Initial Tenancy

Gas Central Heating

#### **COUNCIL TAX**

Band B.

#### **ENERGY EFFICIENCY RATING**

D. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

#### **LOCATION**

What3Words – [///depended.bandage.bolster](#)



# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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