



Hills Road, Saham Toney, Thetford, IP25 7EN

Very well presented, detached three bedroom chalet style house situated in Saham Toney. With a fantastic open plan living space, two reception rooms and potential for a fourth bedroom to the ground floor, parking, gardens, UPVC double glazing and gas central heating.

Guide Price £375,000 - £400,000 Freehold





Bedroom Two
11'6" (3.51m) x 8'9" (2.67m)

Walk-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Three
11'7" (3.53m) x 6'9" (2.06m)

UPVC double glazed window to front, radiator.

Bathroom

P shaped bath with shower over and shower screen, hand wash basin set within fitted cabinet, WC, towel radiator, obscure glass UPVC double glazed window to side, tiled splashback.

Outside Front

Front garden laid to lawn, driveway laid to block paving providing off-road parking for several vehicles, outside light, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, seating area laid to wooden decking, outside lights, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating D65 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Well Presented Chalet Style House
- Three Bedrooms with Potential Fourth Bedroom Garage Conversion
- Fantastic Open Plan Living Space
- Energy Efficiency Rating D65
- Gardens and Parking for Several Vehicles
- Gas Central Heating and UPVC Double Glazing

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Situated in the popular village of Saham Toney, Longsons are delighted to bring to the market this extremely well presented, extended detached three bedroom chalet style house. This fabulous property has much to offer and includes two reception rooms with kitchen/dining/family room, cloakroom with WC, potential for fourth bedroom with permission already granted for garage conversion and the conversion already started, parking for several vehicles, gardens, gas central heating and UPVC double glazing.

Briefly, the property offers entrance hall, cloakroom with WC, lounge, kitchen/dining/family room, utility room, three bedrooms, bathroom, garage (conversion to fourth bedroom started), parking, gardens, gas central heating and UPVC double glazing.

SAHAM TONEY

Saham Toney is a village located in the Breckland area on the outskirts of the market town of Watton and 27 miles West of Norwich. The village boasts a public house, hotel, church, primary school and an active community hall.

Entrance Hall

Composite entrance door to front, tiles to floor, radiator.

Cloakroom

Hand wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side.

Lounge

20'4" (6.2m) x 14'6" (4.42m)
 Feature fireplace with inset modern flame effect electric fire, built-in storage cupboard, UPVC double glazed window to front and rear, two radiators.

Kitchen/Dining Area

20'4" (6.2m) x 10'4" (3.15m)
 Modern fitted kitchen units to walls and floor, quartz work surface over, stainless steel sink unit with mixer tap, two integrated Zanussi electric ovens and Zanussi induction hob with extractor hood over, integrated dishwasher, space for large American style fridge/freezer, breakfast bar, two built-in storage cupboards, UPVC double glazed window to rear, upright radiator.

Garden Room

18'5" (5.61m) x 11'1" (3.38m)

Two full length UPVC double glazed windows to rear, large roof lantern, double sliding doors leading to decked area, upright radiator.

Utility Room

Fitted kitchen units, quartz work surface with space and plumbing under for washing machine and tumble dryer, UPVC double glazed entrance door opening to rear garden.

Garage/Fourth Bedroom Conversion

19'10" (6.05m) x 9'3" (2.82m)

Currently with planning permission for fourth bedroom with en-suite with drainage already in-situ, front of garage currently bricked, UPVC double glazed French doors open into rear garden, electric power and lights, wall mounted gas central heating boiler.

Stairs and Landing

Loft access

Bedroom One

12'8" (3.86m) x 10'3" (3.12m)

Built-in wardrobes, UPVC double glazed window to rear, radiator.

