



**28 Bellmere Way, Saham Toney, Thetford, IP25 7HA**

Extremely well presented, detached five bedroom house situated in the popular village of Saham Toney. This impressive property has much to offer and includes double garage, two reception rooms, conservatory with air conditioning, en-suite bathroom, utility room, modern kitchen, parking, and much more

**Offers Over £480,000 Freehold**





Situated in the popular village of Saham Toney, Longsons are delighted to bring to the market this fabulous, well presented detached five bedroom house. This impressively spacious property has much to offer and includes double garage, EV charging point, PV solar panels with batteries helping with those utility bills, two reception rooms, conservatory with air conditioning, modern kitchen with integrated appliances, utility room, well presented gardens, gas central heating, UPVC double glazing and much more.

Viewing highly recommended to fully appreciate what is on offer. Offered chain free.

Briefly, the property offers entrance porch, hallway, lounge, dining room, conservatory, kitchen/breakfast room, utility room, cloakroom with WC, five bedrooms, en-suite bathroom to bedroom one, family bathroom, double garage, gardens, parking, 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 Porch

UPVC double glazed entrance door to front, UPVC double glazed window to front and side, pamment tiles to floor, entrance door to hallway.

#### Hallway

Stairs to first floor, alarm system controls, radiator.

#### Lounge

**17'10" (5.44m) x 11'8" (3.56m)**  
Modern gas heater integrated into wall, UPVC double glazed bow window to front, radiator.

#### Dining Room

**11'9" (3.58m) x 9'9" (2.97m)**  
Wooden parquet flooring, UPVC double glazed entrance doors opening to rear garden, UPVC double glazed windows to rear, radiator.

#### Conservatory

**19'5" (5.92m) x 10'5" (3.18m)**  
Modern UPVC double glazed conservatory with pitched roof, wall mounted air conditioning unit, French doors opening to side, tiles to floor, two electric radiators.

#### Kitchen/Breakfast Room

**12'3" (3.73m) x 10'10" (3.3m)**  
Modern fitted kitchen units to walls and floor, quartz work surface over with two inset double stainless steel sink units and mixer taps, two integrated Neff electric ovens, integrated Neff microwave combi

oven, integrated warming drawer, integrated ceramic hob with extractor hood over, integrated Neff dishwasher, wine rack, island unit with breakfast bar, built-in storage cupboard, UPVC double glazed entrance door open to rear garden, UPVC double glazed window to rear.

#### Utility Room

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit, space and plumbing for washing machine, space for undercounter tumble dryer and fridge, space for tall fridge/freezer, (can be left at the property if the buyer desires) UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, tiles to floor.

#### Cloakroom

Hand wash basin, fully tiled walls, obscure glass UPVC double glazed window to rear.

#### Stairs and Landing

Built-in cupboard with double doors housing modern gas central heating boiler and hot water cylinder, loft access.

#### Bedroom One

**12'8" (3.86m) x 12'3" (3.73m)**  
UPVC double glazed window to rear, radiator, door to en-suite bathroom.

#### En-suite Bathroom

Four piece suite comprising large shower cubicle, bath, hand wash basin, WC set within fitted cabinet, fully tiled walls,

obscure glass UPVC double glazed window to front, radiator.

#### Bedroom Two

**13'3" (4.04m) x 9'3" (2.82m)**  
Fitted wardrobes, UPVC double glazed bow window to front, radiator.

#### Bedroom Three

**12'3" (3.73m) x 11'9" (3.58m)**  
Fitted wardrobes, UPVC double glazed window to rear, radiator.

#### Bedroom Four

**8'10" (2.69m) x 7'4" (2.24m)**  
Built-in wardrobe, UPVC double glazed window to rear, radiator.

#### Bedroom Five

**7'6" (2.29m) x 7'2" (2.18m)**  
UPVC double glazed window to front, radiator.

#### Bathroom

Four piece suite comprising bath, large shower cubicle, hand wash basin and WC both set within fitted cabinets, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to rear, tiles to floor.

#### Double Garage

**15'11" (4.85m) x 14'9" (4.5m)**  
Motorised main roller door to front, entrance door opening to utility room, electric power and lights.

#### Outside Front

Well maintained and well presented front garden laid to lawn, ornamental trees and flowers to beds and borders, driveway providing off-road parking laid to block paving, EV charging points, outside light, gated access to rear garden.

#### Rear Garden

Very well maintained terraced and landscaped rear garden laid to lawn with steps up to further lawned area, brickwork retaining wall providing raised flower beds, paved patio seating areas, wooden pergola, established shrubs, plants and flowers to beds and borders, wooden workshop with electric power and lights, outside light, outside tap, wooden fence to perimeter, gated access to front.

#### Agent's Note

EPC rating D63 (Full copy available on request)  
Council tax band D (Own enquiries should be made via Breckland District Council)

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.

- Extremely Well Presented Detached House
- Five Bedroom with En-Suite to Bedroom One
- Two Reception Rooms and Conservatory
- Energy Efficiency Rating D63
- EV Charging Point and PV Solar Panels with Batteries
- Double Garage, Parking and Established Gardens
- UPVC Double Glazing and Gas Central Heating
- Viewing Highly Recommended To Fully Appreciate

