



**Maple Cottage, Chequers Lane, Saham Toney Thetford IP25  
7HH**

**welcome to**

**Maple Cottage, Chequers Lane, Saham Toney Thetford**

A charming two-bedroom semi-detached cottage set in the sought-after village of Saham Toney. This delightful home offers a surprisingly large rear garden, perfect for outdoor entertaining, along with ample off-road parking. Combining cottage character with practical living space together. View Now!



## **The Accommodation**

### **Entrance Porch**

Carpet flooring, double glazed door to front aspect, double glazed window to side.

### **Lounge**

Carpet flooring, open fireplace, radiator, two double glazed windows to front and side aspect, storage cupboard.

### **Kitchen/Diner**

Carpet Flooring, complementary rolled edge work surfaces, range of wall mounted and low-level units, space for fridge/freezer, oven, washing machine, extractor fan, built in dishwasher, radiator, two double glazed windows to side and rear aspect.

### **Rear Porch**

Carpet flooring, window to rear aspect

### **Landing**

Carpet flooring, radiator, double glazed window to side aspect.

### **Bedroom 1**

Carpet flooring, triple sized built-in wardrobe, radiator, double glazed window to front aspect

### **Bedroom 2**

Carpet flooring, loft access, radiator, double glazed window to rear aspect

## **Cot Room**

Carpet flooring, storage cupboard, radiator, double glazed window to front aspect.

## **Family Bathroom**

Vinyl Flooring, Four piece suite, panelled bath, double shower cubicle, low level w.c., hand wash basin with under storage, wall mounted heated towel rail, double glazed window to rear aspect.

## **Outside**

To the front of the property is it mostly laid to lawn with picket fence border and gated entrance to front door, to the side of the property is a large shingle driveway which leads to the rear garden.

To the rear the property boasts a significant garden beautifully maintained, it is mostly laid to lawn, with some mature shrubbery and flower bed borders throughout. It further benefits from a patio area with pergola and a hard-wearing path allowing access to all parts of the garden. Boasting a garage with power and lighting, brick built old coal store with power and lighting.

## **Garage**

Wooden half doors, power and lighting, tiled roof



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welcome to

## Maple Cottage, Chequers Lane, Saham Toney Thetford

- Charming two-bedroom semi-detached cottage in the popular village
- Spacious rear garden, offering excellent potential for landscaping or outdoor entertaining
- Ample off-road parking
- Welcoming living room with a cosy cottage feel
- Well-proportioned fitted kitchen with good storage and workspace

Tenure: Freehold EPC Rating: C  
Council Tax Band: B



Total floor area 106.9 m<sup>2</sup> (1,151 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT109015 - 0004

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