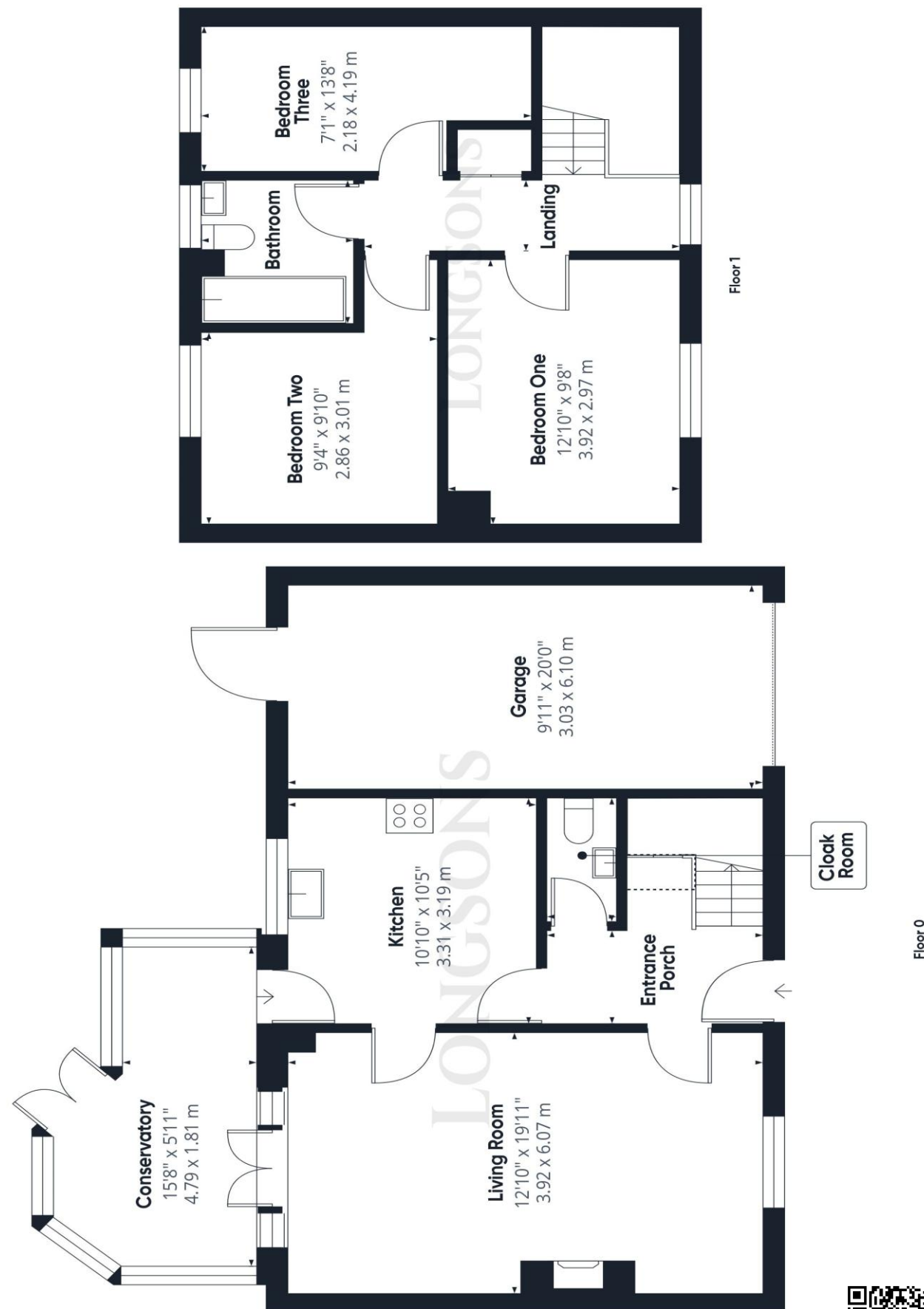




Coburg Lane, Saham Hills IP25 7JF

Well presented three bedroom detached property situated in Saham Hills. The property has lots to offer including living room, kitchen, conservatory, garden space, gas central heating and timber framed double glazing throughout.

Guide Price £375,000 Freehold



Guide Price £375,000-£400,000
Situating in the popular village of Saham Hills, Longsons are delighted to bring to the market this exceptionally well presented three bedroom detached property. The property has lots to offer including living room, kitchen, conservatory, three bedrooms, garage, rear garden as well as gas central heating and timber frame double glazing throughout.

Briefly the property offers entrance hall, cloakroom, understairs storage cupboard, living room, kitchen, conservatory, airing cupboard, three bedrooms, bathroom, rear garden, off-road parking, garage, gas central heating and timber frame double glazing throughout.

SAHAM HILLS
The rural hamlet of Saham Hills is a short distance from the village of Saham Toney which boasts a public house, hotel, church, primary school and an active community hall. The market town of Watton is 2 miles away and larger market town of Dereham is

10 miles away, the county's capital city Norwich is 27 miles away.

Entrance Porch

Wooden entrance door, tiles to floor, stairs to first floor landing, cloakroom, under stairs storage cupboard, radiator.

Cloakroom

WC, hand washbasin, radiator and wall mounted extractor fan.

Kitchen

10'10" (3.3m) x 10'5" (3.18m)
Fitted cabinets to floor and wall with oak worktop over and tiled splashback, one and a half bowl sink unit with mixer tap and drainer, space for under counter fridge, space for Range cooker with extractor hood over, radiator, door to conservatory, double glazed window to rear.

Living Room

19'11" (6.07m) x 12'10" (3.91m)
Two radiators, double glazed window to front, French doors to conservatory.

Conservatory

15'8" (4.78m) x 5'11" (1.8m)
Terracotta tiling to floor, double glazed windows and French doors to rear garden, radiator and door to kitchen.

First Floor Landing

Double glazed window to front, loft access, airing cupboard.

Bedroom One

12'10" (3.91m) x 9'8" (2.95m)
Radiator, double glazed window to front.

Bedroom Two

9'10" (3m) x 9'4" (2.84m)
Radiator, double glazed window to rear.

Bedroom Three

13'8" (4.17m) x 7'1" (2.16m)
Radiator, double glazed window to rear.

Bathroom

Tiles to floor and wall, bath with mixer tap and hand held shower attachment, WC, hand washbasin, radiator, extractor fan, obscure double glazed window to rear.

Front of Property

Laid to shingle with established shrubbery and fencing to perimeter, wooden entrance door, access to garage, gated access to rear garden.

Rear Garden

Laid to shingle with established shrubs, flowers and fruit trees to beds throughout, Fencing to perimeter, gated access to front of property, personnel door to garage, French doors to conservatory, outside light and outside tap

Garage

20'0" (6.1m) x 9'11" (3.02m)
Up and over front door, space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler, further lighting and power, wooden personnel door to rear garden.

Agent's Note

EPC rating C71 (Full copy available on request).
Council tax band C (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.

- Three Bedroom, Detached
- Popular Village Location
- Conservatory and Enclosed Garden
- Energy Efficiency Rating C71
- Garage and Off-road Parking
- Gas Central Heating and Timber Framed Double Glazing

