



Chapel Cottage, Coburg Lane, Saham Hills Thetford IP25 7JF

welcome to

Chapel Cottage Coburg Lane, Saham Hills Thetford

A charming, character-filled cottage in the idyllic village of Saham Hills, offering original features, modern upgrades, and generous living space. With exposed beams, a newly fitted kitchen and boiler, and a spacious enclosed garden, this home combines period charm with contemporary comfort.



Entrance Porch

Vinyl flooring, UPVC double glazed door to the front aspect, Loft access, Double glazed window to the side aspect, Plumbing for washing machine, Space for tumble dryer

Cloakroom WC

Carpet flooring, Frosted double glazed window to the front aspect, Radiator, Low-level WC, Pedestal handwash basin

Lounge

Carpet flooring, Two radiators, Double glazed windows to the front, side and rear aspect, Exposed beams

Dining Room

Vinyl flooring, Double glazed window to the front aspect, Brick fireplace, Character wood-burner, Plumbing radiator

Kitchen

Double glazed window to the rear aspect, UPVC double glazed window to the rear aspect, Range of wall mounted low level units, Complimentary rolled edge worksurfaces, Radiator, Space for fridge freezer, Integrated oven, Enclosed extractor hood, Spotlights, Exposed brickwork, Inset 1.5 sink drainer

First Floor Landing

Carpet flooring, Radiator, Double glazed window to the side aspect, Loft access

Bedroom One

Carpet flooring, Double glazed windows to the front and side aspect, Radiator

Bedroom Two

Carpet flooring, Double glazed window to the rear aspect, Radiator, Exposed beams

Bedroom Three

Wood flooring, Double glazed windows to the front and side aspect

Bathroom

Vinyl flooring, Panelled bath with overhead shower, Frosted double glazed window to the front aspect, Radiator, Low-level WC, Pedestal handwash basin, Airing cupboard, Exposed beams

Outside

To the front of the property there is a small area laid to lawn and a paved walkway leading to the entrance to the cottage. To the rear there is a fully enclosed garden, laid to lawn with a small, paved patio area and walkway.



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welcome to

Chapel Cottage Coburg Lane, Saham Hills Thetford

- Charming Three Bedroom Cottage
- Exposed Beams and Brickwork
- Enclosed Rear Garden
- Newly Fitted Kitchen (2023)
- Recently Fitted Double Glazed Windows and Boiler

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108884 - 0003

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