



**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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## 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

# £260,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAT108884 - 0002

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