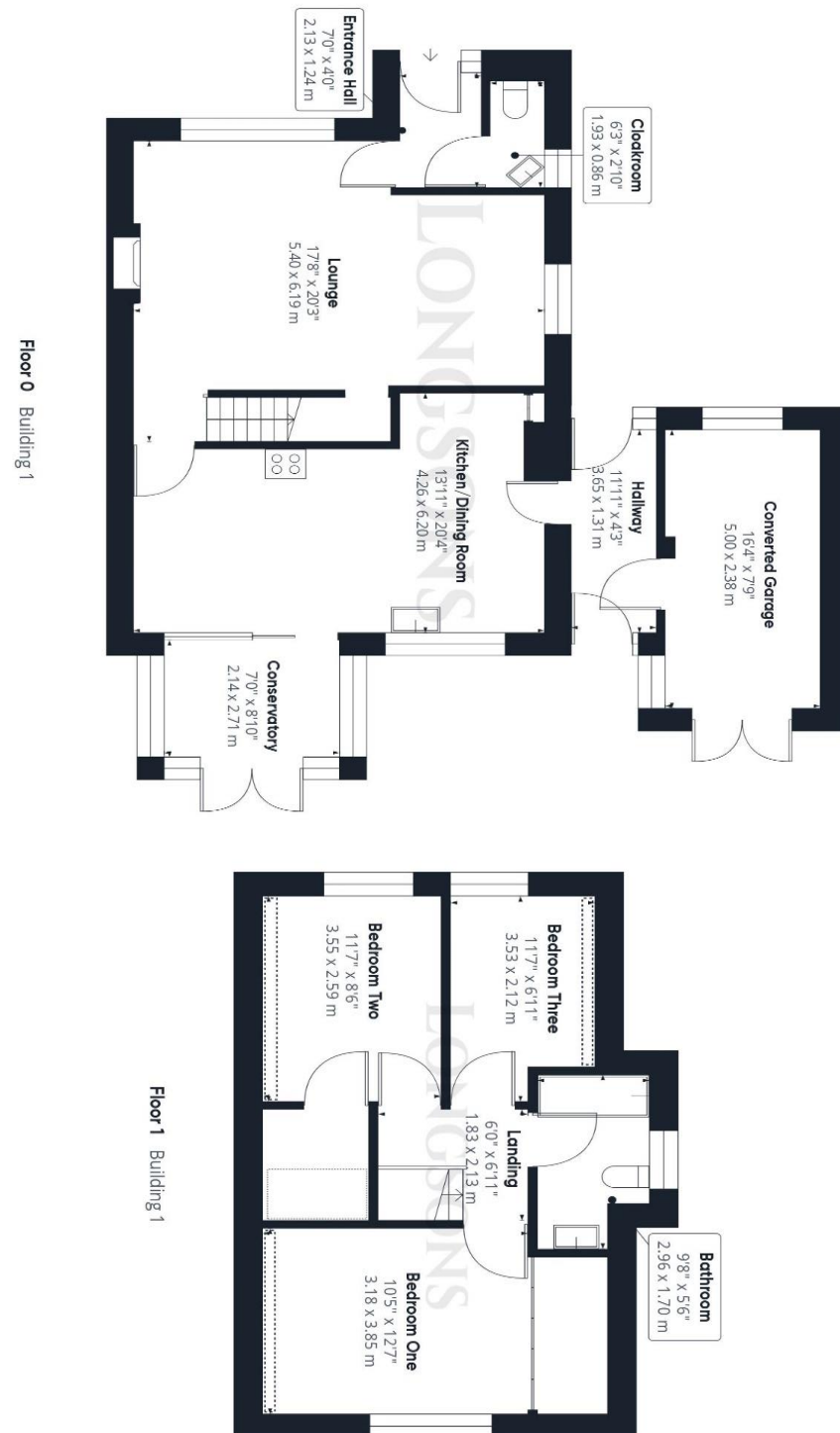




Hills Road, Saham Hills, Thetford, IP25 7EN

Very well presented, chalet style three bedroom house, situated with open countryside views to front and rear in Saham Hills. The property has lots to offer and includes kitchen/dining room, conservatory, separate hobby room/garden room, large log cabin style garden studio & summerhouse!

Offers Over £340,000 Freehold





Situated with open countryside side views to both front and rear, Longsons are delighted to bring to the market this very well presented, link-detached chalet style three bedroom house. This property has much to offer and includes kitchen/dining room, conservatory, separate hobby room/garden room (converted garage), large log cabin style garden building, summerhouse, parking, gas central heating and UPVC double glazing. Viewing highly recommended.

SAHAM HILLS
Watton approx 2 miles , East Dereham approx 9 miles, Swaffham approx 8 miles
Within the village is the popular Old Bell public house and a primary school. Richmond Park golf course is approximately a 5 minute drive away, the neighbouring town of Watton with a good selection of shops and restaurants lies and the coastal resorts of Wells-next-the-Sea and Hunstanton are approximately 25 miles from Saham Hills. The city of Norwich is approximately 24 miles way with great shopping facilities and is the closest Airport.

Entrance Hall
UPVC double glazed entrance door to front, radiator.

Cloakroom
Hand wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to side aspect.

Lounge
20'3" (6.17m) x 17'8" (5.38m) Max
UPVC double glazed windows to front and side aspects, feature fireplace with inset gas fire, two radiators, stairs to first floor.

Kitchen/Dining Room
20'4" (6.2m) Max x 13'11" (4.24m) Max
Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, intergrated electric double oven, integrated gas hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for large American style fridge/freezer, UPVC double glazed patio doors opening to conservatory, tiled splashback, UPVC double glazed window to rear aspect, tiles to floor.

Conservatory
8'10" (2.69m) x 7'0" (2.13m)
UPVC double glazed conservatory, French doors opening to rear garden, tiles to floor, electric power and light.

Side Passage
11'11" (3.63m) x 4'3" (1.3m)
Covered passageway with UPVC double glazed entrance doors to front and rear, tiles to floor.

Converted Garage
16'4" (4.98m) x 7'9" (2.36m)
Ideal for hobby room/garden office/gym etc.. UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to front and side aspects, electric power.

Stairs & Landing
Loft access.

Bedroom One
12'7" (3.84m) To Wardrobe x 10'5" (3.18m)
UPVC double glazed window to rear aspect, built in wardrobes, radiator.

Bedroom Two
11'7" (3.53m) x 8'6" (2.59m)
UPVC double glazed window to front aspect, built in storage cupboard, radiator.

Bedroom Three
11'7" (3.53m) x 6'11" (2.11m)
UPVC double glazed window to front aspect, radiator.

Bathroom
Bathroom suite comprising p-shaped bath with shower over and shower screen, wash basin set within fitted cabinet, WC, radiator, obscure glass UPVC double glazed window to side aspect, tiled splashback.

Outside Front
Front garden laid to lawn, driveway and separate parking area providing parking for several vehicles, shrubs and plants to beds and borders, hedge to perimeter, outside light, gated access to rear garden.

Outbuilding
Ideal also for garden studio, electric light

Rear Garden
Enclosed well presented rear garden laid to lawn, wooden decked seating area with inset lighting, garden pond with water feature, wooden summer house with electric lights and power, outside light, external power socket, outside tap.

Gym/Summer House
15'9" (4.8m) x 15'8" (4.78m)
Currently set up as a gym a wooden summer house with window to side aspect, double French doors opening to garden with full length glazed panels to each side, power and lights.

Agent`s notes
EPC rating D66 (Full copy available on request)
Council tax band C (Own enquiries should be make 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.

- Detached Chalet Style Property
- Three Bedrooms
- Converted Garage
- Kitchen/ Dining Room
- Garden Studio/Gym & Summerhouse
- Gas Central Heating
- Popular Village Location
- UPVC Double Glazing

