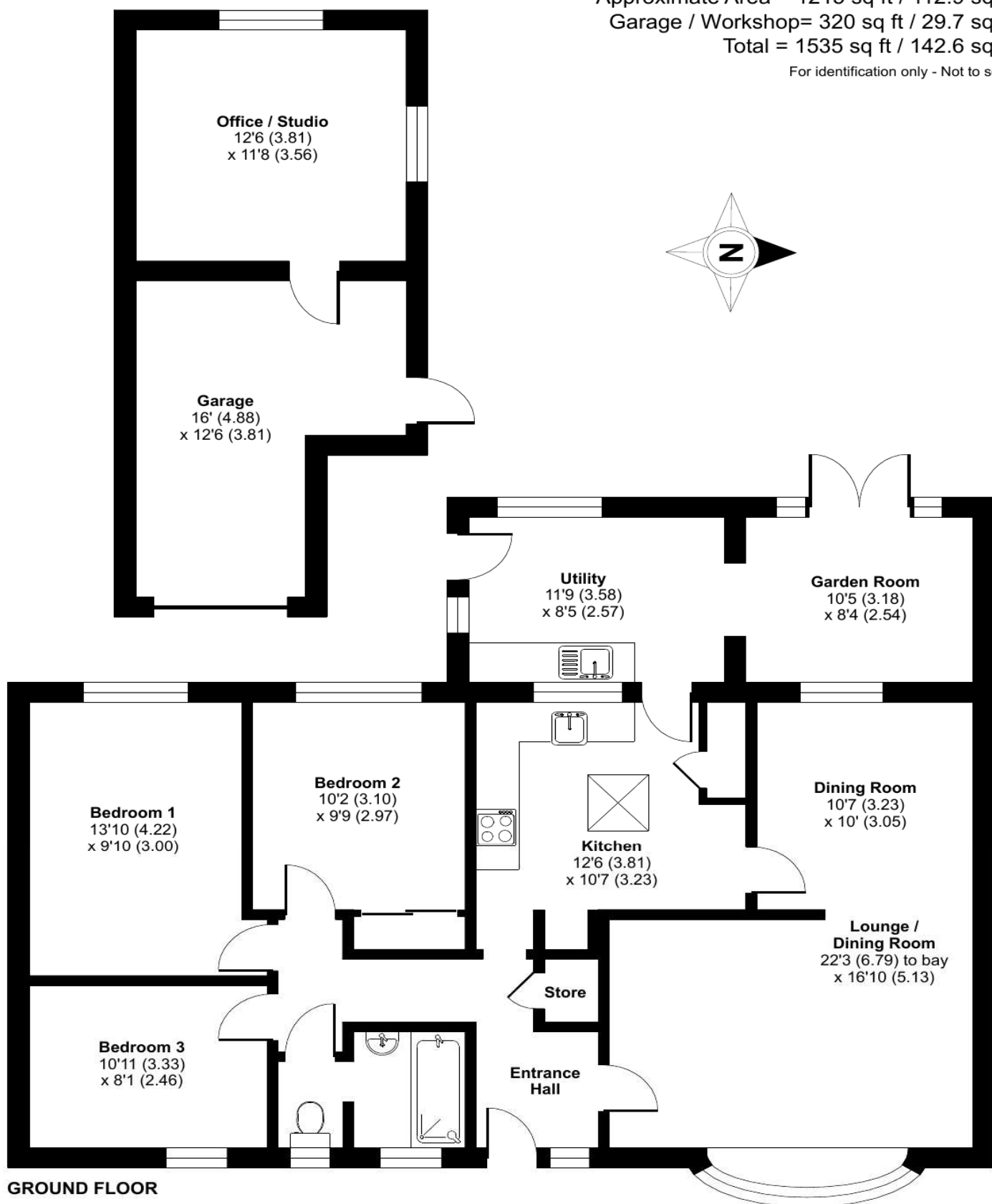


# Richmond Road, Saham Toney, Thetford, IP25

Approximate Area = 1215 sq ft / 112.9 sq m  
 Garage / Workshop = 320 sq ft / 29.7 sq m  
 Total = 1535 sq ft / 142.6 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1184614



## Richmond Road, Saham Toney, Thetford, IP25 7EU

Well presented, detached three bedroom bungalow, situated in the popular village of Saham Toney. The property has much to offer, including garage, utility room, garden room, garden office/studio, gardens, parking and UPVC double glazing. Viewing highly recommended.

**Price £350,000 Freehold**

18 High Street, Watton, Thetford, IP25 6AE  
 Tel: 01953 883474 | Email: watton@longsons.co.uk  
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**Outside Front**

Front garden laid to lawn, wooden garden shed, driveway providing off road parking, outside lights, shrubs and plants to beds, wooden fence and laurel hedge to perimeter, gated access to rear, area to side leading to storage shed and oil tank.

**Rear Garden**

Enclosed rear garden laid to lawn, paved patio seating area, two wooden garden sheds, greenhouse, outside lights, outside tap, wooden fence and hedge to perimeter, shrubs and plants to beds, access to front.

**Garage**

Extended garage with partitioned area, currently used as craft room, remote control motorised main roller door to front, UPVC double glazed entrance door to side, UPVC double glazed window to side, electric lights and power.

**Studio/Office**

12'6" (3.81m) x 11'8" (3.56m)  
To the rear of garage, separated by partition wall, currently used as craft room, but offering potential for garden office/studio space, can be reverted back to full length garage by removing wooden partition wall.

**Agents Notes**

EPC rating D62 (Full copy available on request)  
Council tax band D (Own enquiries should be made via Breckland District Council)

- Three Bedrooms
- Detached Bungalow
- Garden Office/Studio to Garage
- Energy Efficiency Rating D62
- Garden Room
- Utility Room
- Parking
- Gardens
- Oil Fired Central Heating
- UPVC Double Glazing

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.

Situated in the popular village of Saham Toney, Longsons are delighted to bring to the market, this well presented, detached three bedroom bungalow. The property has much to offer and includes garage, utility room, garden room, gardens office/studio to rear of garage, parking, gardens and UPVC double glazing.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, utility room, garden room, three bedrooms, bathroom, garage with studio/craft room to rear, parking, gardens, oil fired central heating, UPVC double glazing.

Saham Toney  
Saham Toney is a village located in the Breckland area on the outskirts of the market town of Watton and 27 miles West of Norwich. The village boasts a public house, hotel, church, primary school and an active community hall.

**Entrance Hall**  
UPVC double glazed entrance door to front, built-in cupboard housing hot water cylinder, loft access, radiator.

**Lounge/Dining Room**  
27'6" (8.38m) x 21'7" (6.58m)  
UPVC double glazed bow window to front, UPVC double glazed window to rear, two radiators.

**Kitchen/Breakfast Room**  
12'6" (3.81m) x 10'7" (3.23m)  
Fitted kitchen units to floor, oak work surface over, ceramic butler style sink unit with mixer tap, space for large range style electric cooker with extractor hood over, built in larder, space for tall upright fridge/freezer, storage alcove, tiled splashback, window through to utility area, double glazed Velux roof window.

**Utility Room**  
11'9" (3.58m) x 8'5" (2.57m)  
Fitted kitchen units to floor, work surface over, circular stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed entrance door opening to garden, UPVC double glazed windows to rear and side, tiles to floor, cupboard housing water softener.

**Garden Room**  
10'5" (3.18m) x 8'4" (2.54m)  
UPVC double glazed French doors opening to rear garden with full height UPVC double glazed windows either side, floor mounted oil fired central heating boiler.

**Bedroom One**  
13'10" (4.22m) x 9'10" (3m)  
UPVC double glazed window to rear, radiator.

**Bedroom Two**  
10'2" (3.1m) x 9'9" (2.97m)  
Built-in wardrobe with sliding mirror doors, UPVC double glazed window to rear, radiator.

**Bedroom Three**  
10'11" (3.33m) x 8'1" (2.46m)  
UPVC double glazed window to front, radiator.

**Bathroom**  
Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, tiled splashback, obscure glass UPVC double glazed windows to front, radiator.

