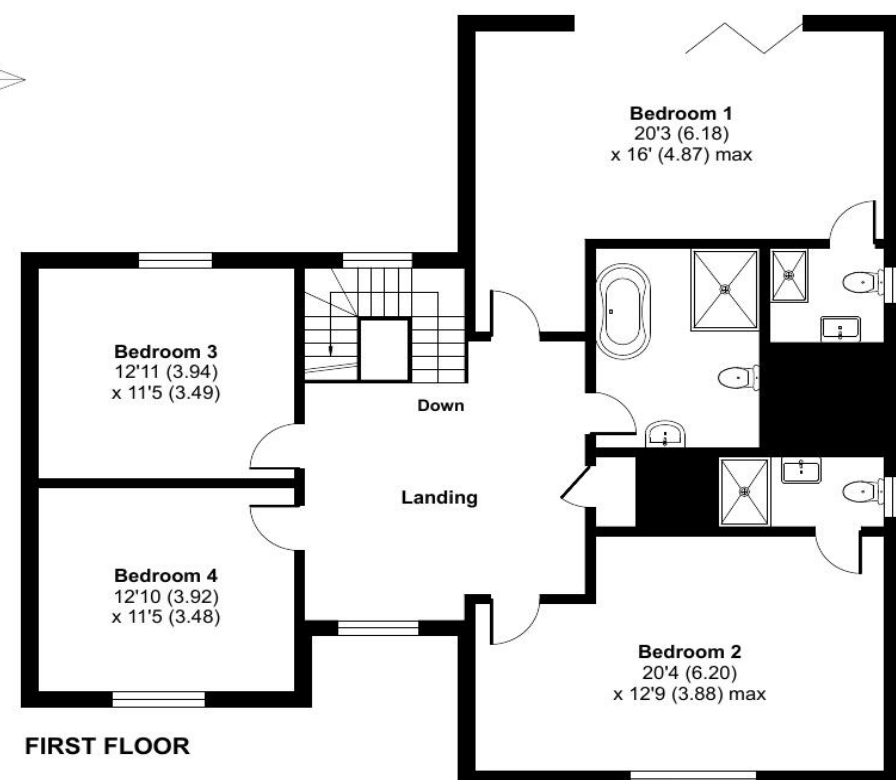


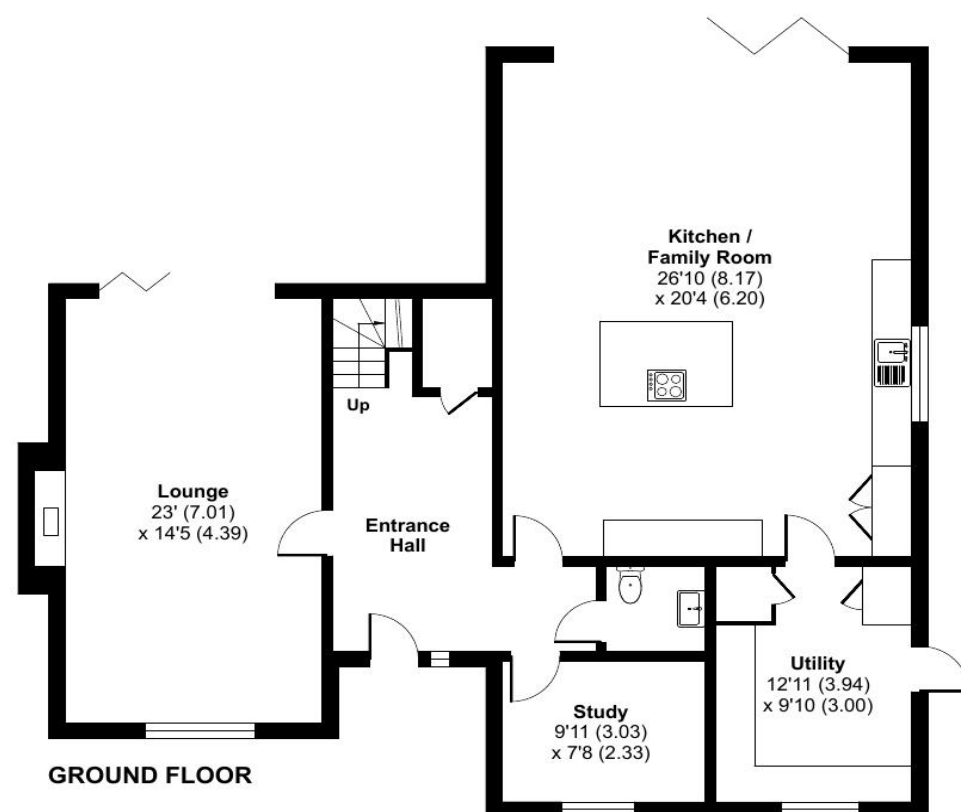
# Ploughboy Lane, Saham Hills, Thetford, IP25

Approximate Area = 2591 sq ft / 240.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1235432



## Ploughboy Lane, Saham Toney, Thetford, IP25 7JN

Extremely impressive, spacious detached modern four bedroom house situated with open countryside views to both front and rear. This superb property has a huge amount on offer and includes kitchen/family room, two reception rooms, two en-suite shower rooms, large gardens, under floor heating and much more..

**Guide Price £700,000 - £750,000 Freehold**

18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>



18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>





WOW! Situated in an enviable location with open countryside views to both front and rear, Longsons are delighted to bring to the market this extremely impressive, spacious detached modern four bedroom house.

This superb property has a huge amount to offer and includes large kitchen/family room, two en-suite shower rooms, utility room, two reception rooms, large gardens, parking for numerous vehicles, gas central heating with under floor heating to ground floor, and much much more....

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, lounge, kitchen/family room, utility room, study, cloak room with WC, four double bedrooms, two en-suite shower rooms, family bathroom, large gardens, parking for numerous vehicles, gas central heating with underfloor heating to ground floor and 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

Composite entrance door to front, stairs to first floor, under stairs storage cupboard, porcelain tiles to floor.

#### Lounge

**23'0" (7.01m) x 14'5" (4.39m)**

Feature fireplace with inset log burning stove, UPVC double glazed, bi-folding doors opening to rear garden, UPVC double glazed window to front, LVT flooring.

#### Kitchen/Family Room

**26'10" (8.18m) x 20'4" (6.2m)**

Fitted kitchen units to walls and floor complemented by a quartz worksurface over, one and a half bowl inset sink unit with mixer tap and boiling hot water tap, large island unit with inset induction hob and impressive bespoke illuminated





extractor fan and lights over, breakfast bar, two integrated electric ovens, large integrated freezer and fridge, integrated dishwasher, porcelain tiles to floor, UPVC double glazed by-folding doors opening to rear garden, UPVC double glazed windows to both sides.

**Utility Room**  
**12'11" (3.94m) x 9'10" (3m)**

Fitted kitchen units to floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, built-in cupboard housing modern gas central heating boiler. built-in cupboard housing hot water cylinder, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to front

**Study**  
**9'11" (3.02m) x 7'8" (2.34m)**  
UPVC double glazed window to front.

**Cloakroom**  
Wash basin set within fitted cabinets, concealed cistern WC, extractor fan.  
**Stairs and Landing**  
UPVC double glazed windows to front and rear, radiator, built-in storage cupboard.

**Bedroom One**  
**20'3" (6.17m) x 16'0" (4.88m) Max**  
Full height UPVC double glazed windows to rear enjoying open countryside views, two vertical radiators, door to en-suite shower room.

**En-suite Shower Room**  
Walk-in double shower cubicle with rainfall shower head, separate hand shower attachment and wall mounted water controls, sink unit set within fitted cabinets, concealed cistern WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to side, extractor fan.

**Bedroom Two**  
**20'4" (6.2m) x 12'9" (3.89m)**  
UPVC double glazed window to front, radiator, door to en-suite shower room.

**En-suite Shower Room**  
Walk-in double shower cubicle with rainfall shower head over, separate hand shower attachments and wall mounted water controls, wash basin set within fitted cabinets concealed cistern WC, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to side, extractor fan.

**Bedroom Three**  
**12'11" (3.94m) x 11'5" (3.48m)**  
UPVC double glazed window to rear, radiator.

**Bedroom Four**  
**12'10" (3.91m) x 11'5" (3.48m)**  
UPVC double glazed window to front, radiator.





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.

- Spacious Detached Four Bedroom House
- Kitchen/Family Room and Utility
- Two Reception Rooms
- Energy Efficiency Rating B85
- Two En-suites and Family Bathroom
- Large Gardens and Ample Parking
- Countryside Views to both Rear and Front
- UPVC double Glazing
- Gas Central Heating with Under Floor Heating to Ground Floor
- Viewing Highly Recommended

**Bathroom**  
Four piece bathroom suite comprising double ended bath with wall mounted water outlet and controls, walk-in double shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin set within fitted cabinets, concealed system WC, towel radiator.

**Outside Front**  
Front garden laid to low maintenance granite chippings providing plenty of off road parking for numerous vehicles, remote control motorised sliding gate to front providing access and security, external lighting, gated access to rear garden.

**Rear Garden**  
Large elevated garden laid to lawn, paved patio seating area with gabion supporting wall to perimeter, steps up to lawn area with inset mood lighting, wooden fence to perimeter, gated access to front.

**Agent`s Notes**  
EPC rating B85 (Full copy available on request)  
Council tax band F (Own enquiries should be make via Breckland District Council)

