

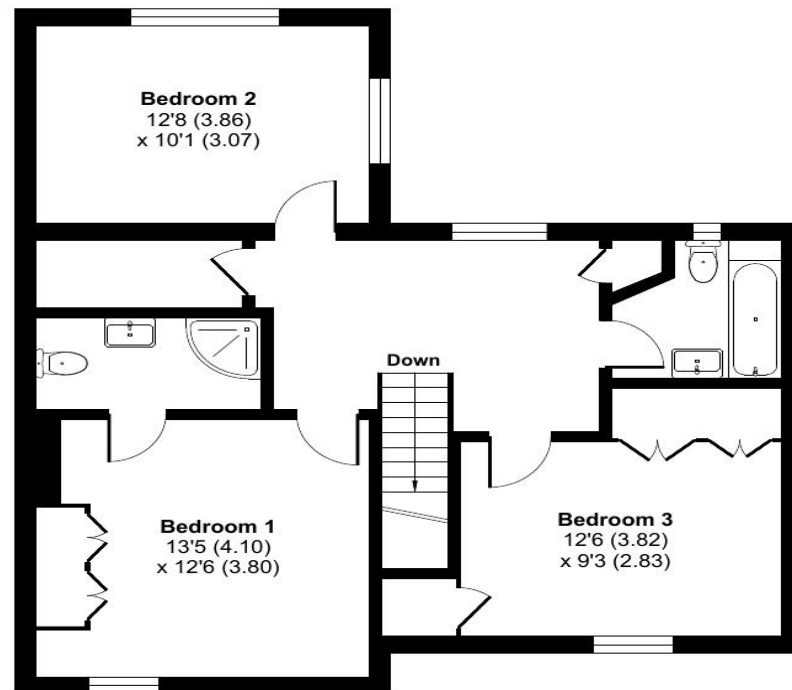
Cley Lane, Saham Toney, Thetford, IP25

Approximate Area = 1460 sq ft / 135.6 sq m

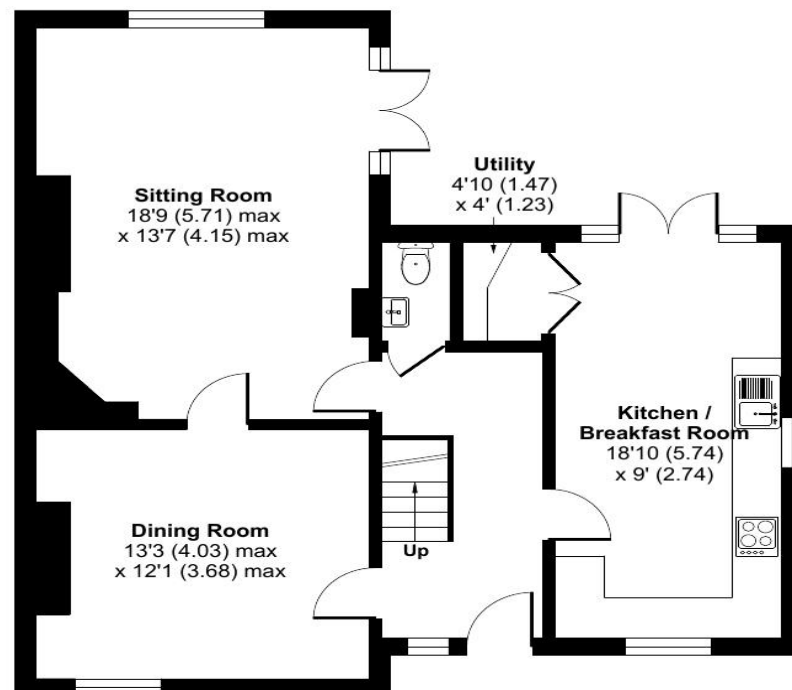
Garage = 298 sq ft / 27.6 sq m

Total = 1758 sq ft / 163.2 sq m

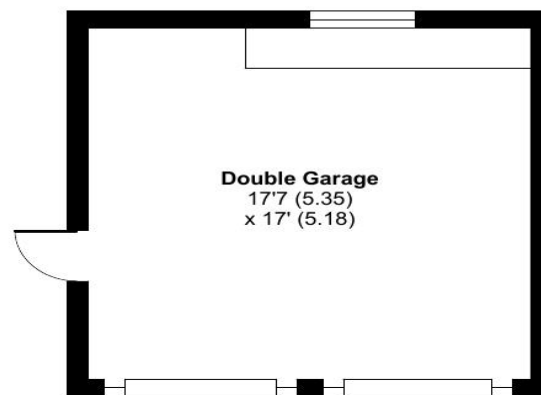
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1324702



Cley Lane, Saham Toney, Thetford, IP25 7HE

Very well presented, semi detached cottage situated in a non estate position in the village of Saham Toney. The property boasts character features and includes two reception rooms both with feature fireplaces, en suite to bedroom one, double garage, cloakroom with WC and gas central heating!

Price £375,000 Freehold

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Situated in a non estate position in the popular Norfolk village of Saham Toney, Longsons are delighted to bring to the market this well presented, semi detached cottage. The property boasts character features and includes two reception rooms both with feature fireplaces, kitchen/breakfast room with utility cupboard, en suite to bedroom one, double garage, cloakroom with WC and gas central heating!

Viewing highly advised!

Briefly, the property offers entrance hall, lounge, snug/dining room, kitchen/breakfast room with utility cupboard, cloakroom with WC, three bedrooms, en suite shower room to bedroom one, bathroom, double garage, off road parking, gardens, gas central heating and 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

Entrance door to front, double glazed window to front, radiator, stairs to first floor.

Lounge

18'9" (5.72m) Max x 13'7" (4.14m) Max

Feature fireplace with inset multi fuel burning stove, exposed beams and brick work, double glazed window to rear, double glazed French doors opening to rear garden, radiator.

Dining Room

13'3" (4.04m) Max x 12'1" (3.68m) Max

Feature brick fireplace with open fire, exposed wooden beams, double glazed window to front.

Kitchen/ Breakfast Room

18'10" (5.74m) x 9'0" (2.74m)

Fitted kitchen units to wall and floor, work surface over, ceramic 1.5 bowl sink unit with mixer tap and drainer, space for electric oven with extractor hood over, integrated dishwasher, utility cupboard with space and plumbing for washing machine, tiled

splashback, double glazed windows to front and side, double glazed French doors opening to rear garden, radiator.

Cloakroom

Wash basin, WC.

Stairs & Landing

Double glazed window to rear, two built in cupboards, radiator.

Bedroom One

13'5" (4.09m) x 12'6" (3.81m)

Double glazed window to front, built in wardrobes, exposed wooden beams, radiator, door to en suite shower room.

En-suite Shower Room

Shower cubicle, wash basin, WC.

Bedroom Two

12'8" (3.86m) x 10'1" (3.07m)

Double glazed windows to rear and side, exposed wooden beams, radiator.

Bedroom Three

12'6" (3.81m) x 9'3" (2.82m)

Double glazed window to front, built in wardrobes, built in cupboard, radiator.

Bathroom

Bathroom suite comprising; bath with shower over and shower screen, wash basin, WC, part tiled walls, radiator, double glazed window to rear.

Outside Front

Approached via wooden five bar gate and the front garden is laid to low maintenance shingle providing off road parking, shrubs and fence to borders, external electric sockets, gated access to rear garden and double garage.

Double Garage

17'7" (5.36m) x 17'0" (5.18m)

Two main up and over doors to front, entrance door to side, window to rear, electric light and power, double skinned building with potential to convert STPP.

Rear Garden

Well maintained rear garden laid to lawn, shingle area providing access to double garage and secure off road parking, block paving seating area, raised decked area, shrubs to borders, wooden fence to perimeter, gated access to front.

Agents Note

EPC rating D67 (Full copy available on request)
Council tax band C (Own enquiries should be made via Breckland District Council)

Agents Note 2

The vendor has advised they previously had planning permission for a 2 storey side and rear extension, further details can be obtained from our office.

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.

- Semi Detached Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D67
- Non Estate Location
- Character Features
- Gas Central Heating
- Viewing Highly Advised

