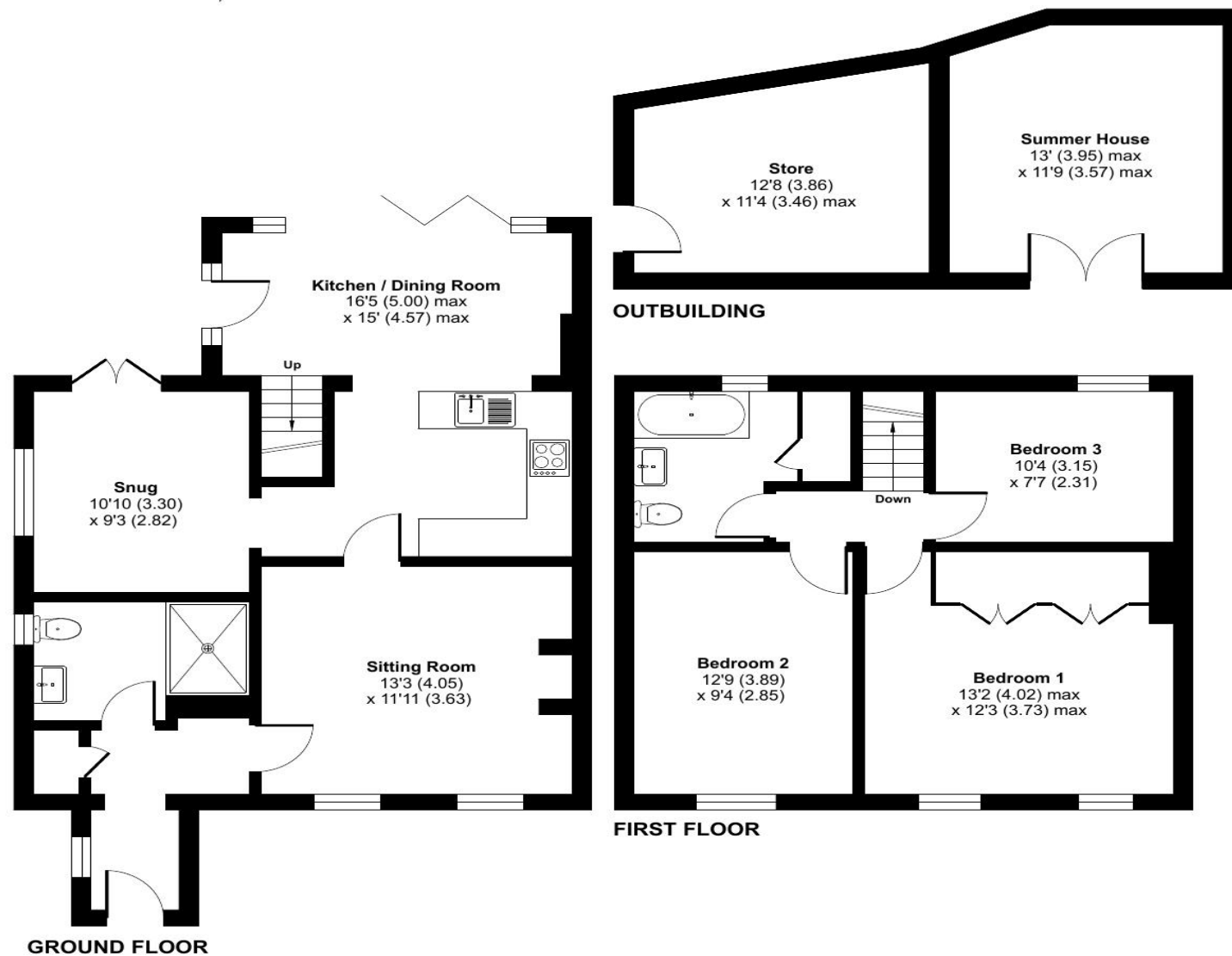


Mill Corner Cottage, Cley Lane, Saham Toney, Thetford, IP25

Approximate Area = 1115 sq ft / 103.5 sq m
Outbuildings = 272 sq ft / 25.2 sq m
Total = 1387 sq ft / 128.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1332164



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



Cley Lane, Saham Toney, Thetford, IP25 7HE

Extremely well presented, semi detached cottage situated in a non estate location in Saham Toney. This superb property offers modern kitchen/dining room, two reception rooms, ground floor shower room and first floor bathroom, garden summerhouse and much more!

Guide Price £350,000 to £375,000 Freehold

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



Bedroom Three
10'4" (3.15m) x 7'7" (2.31m)

UPVC double glazed window to rear, radiator.

Bathroom

Bathroom suite comprising; bath with hand shower attachment, wash basin set within fitted cabinet, WC, tiled splashback, obscure glass UPVC double glazed window to rear, towel radiator, extractor fan.

Outside Front

Front garden laid to shingle, concrete driveway providing off road parking, car port, outside lights, wooden fence to perimeter, gated access to rear.

Rear Garden

Rear garden laid to lawn, paved patio seating areas, shrubs, plants and ornamental trees to beds and borders, further patio area currently used as hot tub area, pathway to end of the garden when the summerhouse and store can be found, summerhouse with electric light and power, outside light, fence to perimeter, gated access to front.

Agents Note

EPC rating C71 (Full copy available on request)

Council tax band B (Own enquiries should be made 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.

- Semi Detached Cottage
- Three Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C71
- Modern Kitchen/Dining Room with Bi-Folding Doors
- Gardens with Summerhouse and Parking
- Gas Central Heating
- Non Estate Location

Situated in a non estate position within the village of Saham Toney, Longsons are delighted to bring to the market this extremely well presented, semi detached three bedroom cottage. This fantastic property offers modern kitchen/dining room with bi folding doors opening to the delightful rear garden, two reception rooms, garden summerhouse and store, modern shower room and bathroom, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, sitting room, kitchen/dining room, snug, ground floor shower room, three bedrooms, bathroom, gardens, summerhouse, parking, gas central heating 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, built in cupboard, UPVC double glazed window to side, radiator.

Sitting Room
13'3" (4.04m) x 11'11" (3.63m)

Feature fireplace with inset log burning stove, two UPVC double glazed windows to front, exposed beam, radiator.

Kitchen/ Dining Room
16'5" (5m) Max x 15'0" (4.57m) Max

Modern fitted kitchen units to wall and floor, worksurface over, sink unit with mixer tap, integrated electric double oven, integrated gas hob with extractor hood over, integrated fridge/freezer, integrated washing machine, integrated slimline dishwasher, tiled splashback, UPVC double glazed bi-folding doors opening to rear garden, UPVC double glazed door opening to side, stairs to first floor, tiles to floor.

Snug
10'10" (3.3m) x 9'3" (2.82m)

UPVC double glazed window to side, UPVC double glazed French doors opening to rear garden, radiator.

Shower Room

Shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side, extractor fan.

Stairs & Landing

Bedroom One
13'2" (4.01m) Max x 12'3" (3.73m) Max

Built in wardrobes, two UPVC double glazed windows to front, radiator.

Bedroom Two
12'9" (3.89m) x 9'4" (2.84m)

UPVC double glazed window to front, radiator.

