

# Richmond Road, Saham Toney, Thetford, IP25



Approximate Area = 1874 sq ft / 174.1 sq m  
Limited Use Area (s) = 102 sq ft / 9.4 sq m  
Shed / Workshop = 163 sq ft / 15.1 sq m  
Outbuilding = 16 sq ft / 1.4 sq m  
Total = 2155 sq ft / 200 sq m  
For identification only - Not to scale



**Richmond Road, Saham Toney, Thetford, IP25 7ET**

**CHAIN FREE!**

Spacious, end terraced four bedroom house ready for updating and offering heaps of potential. The property offers two en-suites, parking for approx four vehicles, gardens, two reception rooms, GCH, and mainly UPVC double glazing. Viewing highly recommended.

**Guide Price £260,000 - £275,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Longsons. REF: 1394010





LONGSONS

Situated in the popular village of Saham Toney, Longsons are delighted to bring to the market this spacious, end terrace four bedroom house. The property would benefit from some updating and offers heaps of potential. Briefly, the property offers entrance porch, lounge/dining room, sitting room, kitchen, bedroom four (ground floor) with en-suite bathroom, three further bedrooms to first floor, additional en-suite shower room and walk-in dressing room to bedroom one, bathroom, separate WC, parking for approx four vehicles, gardens, gas central heating and mostly 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 Porch

UPVC double glazed entrance porch with glass roof, entrance door to front.

#### Lounge/Dining Room 14'0" (4.27m) Max x 13'0" (3.96m) Max

Feature fireplace (currently not in use), UPVC double glazed entrance door opening to rear garden, UPVC double glazed sliding sash window to front, two radiators.

#### Sitting Room 13'0" (3.96m) Max x 10'6" (3.2m) Max

Door to staircase, feature fireplace (currently not in use), UPVC double glazed sliding sash window to front, radiator.

#### Kitchen

#### 12'5" (3.78m) x 8'3" (2.51m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated induction hob with extractor hood over, integrated electric oven, integrated dishwasher, space for tall upright fridge/freezer, walk in pantry/utility room with space and plumbing for washing machine, UPVC double glazed entrance door opening to rear garden, double glazed window to rear, tiled splashback, radiator.

#### Bedroom Four (Ground Floor) 11'0" (3.35m) x 9'0" (2.74m)

Built-in cupboard housing central heating boiler, UPVC double glazed window to rear, door to en-suite bathroom.

#### En-suite Bathroom

Bath, wash basin, WC, obscure glass UPVC double glazed window to front, tiled splashback, radiator.

#### Stairs & Landing

Radiator.

#### Bedroom One 13'1" (3.99m) Max x 12'3" (3.73m) Max

Feature fireplace (not in use), UPVC double glazed sliding sash window to front, radiator, door to walk-in dressing room.

#### Dressing Room

#### 10'3" (3.12m) x 8'9" (2.67m)

Walk-in dressing room, fitted wardrobes, UPVC double glazed window to rear, radiator, door to en-suite shower/wet room.

#### En-suite Shower/Wet Room

Large walk-in shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin, WC, towel radiator, extractor fan,

obscure glass UPVC double glazed window to front.

#### Bedroom Two

#### 12'2" (3.71m) x 9'10" (3m)

Fitted wardrobe, UPVC double glazed window to rear, radiator.

#### Bedroom Three

#### 12'1" (3.68m) x 8'9" (2.67m)

UPVC double glazed window to front, radiator.

#### Bathroom

Bath, wash basin, obscure glass window to rear.

#### Separate WC

WC, obscure glass window to rear, radiator.

#### Loft Space

Fully boarded and lined open loft space accessed via drop down wooden ladder, four double glazed Velux windows to roof, fluorescent lighting and two radiators. Would make ideal hobby room, subject to appropriate planning regulations..

#### Outside Front

Front garden laid to generous selection of established plants, shrubs and fruit trees with block paved path running between, driveway providing off road

parking for approx four vehicles laid to shingle, covered area to side, outside light, outside tap, access to rear garden.

#### Rear Garden

Enclosed rear garden, generous selection of established plants and shrubs, raised vegetable growing beds to rear section of garden, large shed/workshop, small wooden greenhouse, log store, brick built storage shed, outside light, wooden and chain link fence to perimeter.

#### Agents Note

EPC rating D66 (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.

- Four Bedroom End Terrace House
- Two Reception Rooms
- En-suites to Two Bedrooms
- Energy Efficiency Rating D66
- Off Road Parking
- Heaps of Potential
- Gas Central Heating
- No Onward Chain!

