



**Hills Road, Saham Toney, Thetford,  
IP25 7EW**

Very well presented four bedroom detached bungalow in the popular village of Saham Toney. The property offers modern kitchen and bathroom suite, gardens, double sized garage, ample parking, recently fitted gas combi boiler and UPVC double glazing

**Offers Over £350,000 Freehold**



doors opening to rear garden, electric lights and power.

**Bathroom**

Modern suite comprising P shaped bath with rainfall shower head over, separate hand shower attachments and shower screen wash basin set within fitted cabinets, WC, built-in storage cupboard, towel radiator, tiled splashback, obscure glass UPVC double glazed window to side.

**Double Sized Garage**  
15'8" (4.78m) x 15'11" (4.85m)

Motorized main roller door to front, UPVC double glazed entrance door opening to rear garden, UPVC double glazed windows to front and both sides.

**Outside Front**

Front garden laid to lawn, driveway laid to shingle providing off-road parking, outside light, gated access to rear garden.

**Rear Garden**

Well maintained and presented terraced rear garden laid to lawn, steps up to paved patio seating area, low maintenance shingle seating area to side, shrubs, established shrubs,

plants and trees to beds and borders, outside tap, outside lights, wooden garden shed, wooden fence to perimeter, gated access to front.

**Agent's Note**

EPC rating C72 (Full copy available on request)  
Council tax band D (Own enquiries should be made via Breckland District Council)

- Four Bedroom Detached Bungalow
- Very Well Presented
- Sought After Village Location
- Energy Efficiency Rating C72
- Modern Kitchen and Bathroom Suite
- Two Reception Rooms and Conservatory
- Recently Installed Combi Gas Boiler
- Gardens, Parking and Double Sized Garage

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 very well presented detached four bedroom bungalow. This fabulous property has much to offer and includes double sized garage, ample parking, modern kitchen with integrated appliances, modern bathroom suite, delightful landscaped gardens, very recently installed gas combi central heating boiler and UPVC double glazing.

Briefly the property offers entrance porch, hallway, lounge, dining room, kitchen, inner hall, conservatory, four bedrooms, bathroom, double sized garage, gardens, parking, gas 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 Porch**

New composite entrance door to front, UPVC entrance door opening to rear garden.

**Entrance Hall**

Built-in storage cupboard with double doors, radiator.

**Lounge**

15'10" (4.83m) x 15'7" (4.75m)

Feature fireplace with inset electric fire, UPVC double glazed window to front, radiator.

**Dining Room**

10'8" (3.25m) x 10'0" (3.05m)

UPVC double glazed window to side, radiator.

**Kitchen**

12'7" (3.84m) x 10'0" (3.05m)

Modern fitted kitchen units to walls and floor, work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch double electric oven, integrated gas hob with extractor hood over, integrated fridge/freezer, integrated washing machine and dishwasher, tiled

splashback, UPVC double glazed entrance door opening to side, UPVC double glazed window to side, built-in storage cupboard.

**Bedroom One**

11'8" (3.56m) x 10'8" (3.25m)

UPVC double glazed window to side, radiator.

**Bedroom Two**

10'7" (3.23m) To Wardrobe x 9'8" (2.95m)

Built-in wardrobe, UPVC double glazed window to rear, radiator.

**Bedroom Three**

11'6" (3.51m) x 7'9" (2.36m)

UPVC double glazed window to side, radiator.

**Bedroom Four**

10'4" (3.15m) x 6'7" (2.01m)

Built-in wardrobe, UPVC double glazed entrance door opening to conservatory, radiator.

**Conservatory**

9'8" (2.95m) x 5'9" (1.75m)

Modern UPVC double glazed conservatory with pitched roof, French

