



Hills Road, Saham Hills, Thetford, IP25 7EW

Impressive recently updated throughout, spacious semi-detached five bedroom house with countryside views. This fabulous property offers three reception rooms, two en-suites, gas central heating, gardens, garage, parking and UPVC double glazing.

Viewing highly recommended.

Guide Price £400,000 - £425,000 Freehold





wash basin set within fitted cabinet, porcelain tiles to floor, towel radiator, double glazed roof window.

Bedroom Two
15'7" (4.75m) x 9'8" (2.95m)

UPVC double glazed window to front enjoying far reaching countryside views, radiator, door to en-suite shower room.

En-Suite Shower Room

Large shower cubicle with rainfall shower head and separate hand shower attachment, hand wash basin set within fitted cabinet, concealed cistern WC, double glazed roof window, towel radiator.

Bedroom Three
10'4" (3.15m) x 8'1" (2.46m)

UPVC double glazed window to front enjoying far reaching countryside views, radiator.

Bedroom Four
10'5" (3.18m) x 7'11" (2.41m)

UPVC double glazed window to front and side, radiator.

Bedroom Five
10'2" (3.1m) x 8'0" (2.44m)

UPVC double glazed window to side, radiator.

Bathroom

Bath with mixer tap and tiled splashback, hand washbasin fitted within cabinet with tiled splashback, concealed cistern WC,

niche storage, towel radiator, extractor fan, obscure glass UPVC double glazed to rear.

Garage
19'8" (5.99m) x 9'7" (2.92m)

Main up and over door to front, modern wall mounted gas central heated boiler, electric power and lights.

Outside Front

Low maintenance front garden laid to pebbles, driveway providing off-road parking, carport, porch area with log storage.

Agent's Notes

EPC rating C74 (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.

- Spacious semi-detached house with countryside views
- Five bedrooms
- Two reception rooms
- Energy Efficiency Rating C74
- Garage, off-road parking, gardens
- Gas central heating and UPVC double glazing

Situated in the semi-rural village of Saham Hills with open countryside views to the front, Longsons are delighted to bring to the market this impressive recently updated throughout, extremely well presented, spacious semi-detached five bedroom house. This fabulous property offers two en-suite shower rooms, three reception rooms, utility room, boot room, gardens, garage, parking, gas central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate all on offer.

Briefly the property offers entrance hall, dining room, lounge, garden room, kitchen, utility room, cloakroom with WC, boot room, five bedrooms, two en-suite shower rooms, bathroom, garage, parking, gardens, gas central heating and UPVC double glazing.

SAHAM HILLS
 Watton approx 2 miles, East Dereham approx 9 miles, Swaffham approx 8 miles
 Within the village is the popular Old Bell public house and a primary school. Richmond Park golf course is approximately a 5 minute drive away, the neighbouring town of Watton with a good selection of shops and restaurants lies and the coastal resorts of Wells-next-the-Sea and Hunstanton are approximately 25 miles from Saham Hills. The city of Norwich is

approximately 24 miles way with great shopping facilities and is the closest Airport.

Entrance Porch

Composite double glazed entrance door to front, UPVC double glazed window to front, tiles to floor,

Dining Room
16'4" (4.98m) x 9'7" (2.92m)

Feature fireplace, UPVC double glazed window to front, shelving to alcoves, porcelain tiles to floor, radiator.

Kitchen
17'9" (5.41m) x 10'2" (3.1m)

Fitted kitchen units to walls and floor, work surface over, enamel one and a half bowl sink unit with retractable mixer tap and drainer, large Range style cooker with gas 5 ring hob and extractor hood over, feature fireplace, integrated dishwasher, integrated fridge, porcelain tiles to floor, UPVC double glazed window to front, radiator.

Utility Room

Space and plumbing for washing machine, space for tall upright fridge/freezer, fitted storage cupboard, porcelain tiles to floor.

Hallway
11'9" (3.58m) x 10'5" (3.18m)

Stairs to first floor, under stairs storage cupboard, composite entrance door opening to side, porcelain tiles to floor, radiator.

Lounge
12'7" (3.84m) x 11'8" (3.56m)

Built-in TV wall unit with inset, modern remote controlled electric fire, sliding doubled glazed patio doors opening to garden room, radiator.

Garden Room
15'5" (4.7m) Max x 12'0" (3.66m)

Insulated pitched roof, UPVC sliding patio doors opening to rear garden, UPVC double glazed windows to side, porcelain tiles to floor, large walk-in storage cupboard.

Cloakroom

Hand wash basin set within fitted unit, concealed cistern WC, double glazed roof window, radiator, porcelain tiles to floor.

Boot Room

Clothes hanging rail and fitted shelving, porcelain tiles to floor.

Stairs and Landing

UPVC double glazed window to side, loft access, stand alone radiator, built-in storage cupboard,

Bedroom One
12'8" (3.86m) x 11'9" (3.58m)

UPVC double glazed window to rear and side, radiator, door to en-suite shower room.

En-Suite Shower Room

Large shower cubicle with rainfall shower head over and separate hand shower attachment, concealed cistern WC, hand

