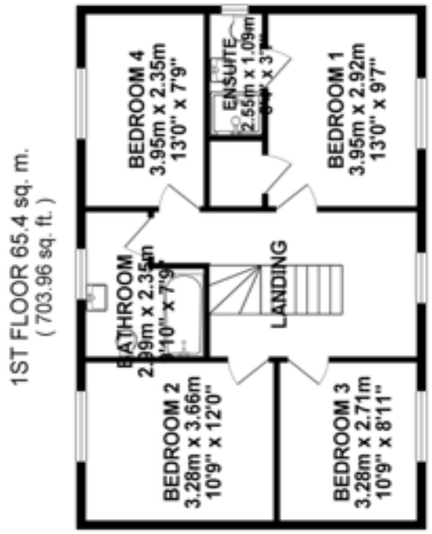

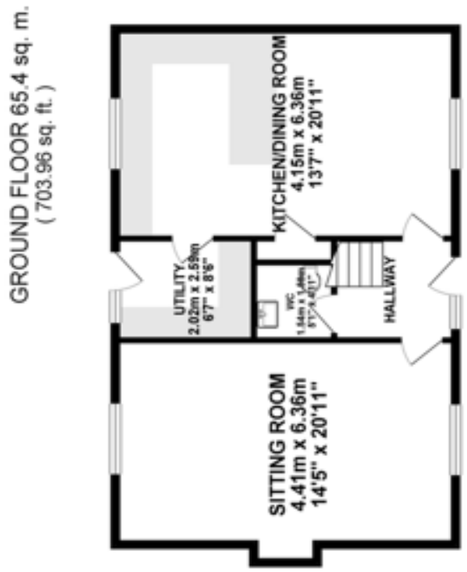

TOTAL FLOOR AREA : 130.80 sq. m. (1407.92 sq. ft.) approx.

LONGSONS

Richmond Road, Saham Toney, Thetford, IP25 7EX

Superb detached A rated modern family home located in the popular village of Saham Toney, offering four bedrooms, spacious kitchen/dining room, two bathrooms, woodburning stove, double garage, driveway and enclosed rear garden, Further benefits include UPVC Double Glazing and Air Source Heat Pump!

Price £495,000 Freehold

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

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Situated in the popular Norfolk village of Saham Toney, Longsons are delighted to bring to the market this superb, newly built four-bedroom detached house. Finished to a high standard throughout, this impressive property combines traditional character with modern living, offering a spacious kitchen/dining room with shaker style units, integrated appliances and breakfast bar, living room with feature fireplace and wood burning stove, four bedrooms, modern bathroom facilities, detached double garage and generous off-road parking.

Further benefits include an excellent EPC rating of A, solar panels, underfloor heating to the ground floor, oak internal doors, double glazing and bi-fold doors opening onto the enclosed rear garden.

Viewing is highly recommended to fully appreciate the quality and accommodation on offer.

Briefly, the property offers entrance hall, cloakroom with WC, kitchen/dining room, lounge, four bedrooms, bathroom facilities, detached double garage, ample off-road parking, front and rear gardens, solar panels and underfloor heating to the ground floor.

SAHAM TONEY

Saham Toney is a popular Norfolk village situated close to the market town of Watton. The village offers a traditional public house, hotel, primary school, church and attractive countryside surroundings, including the picturesque Saham Mere.

The nearby town of Watton provides a good selection of shops, supermarkets, cafés, restaurants, schools and other everyday amenities. The location also offers convenient access to the surrounding Norfolk countryside and nearby market towns of Swaffham, Dereham and Attleborough.

Hallway

Entrance door to front with attractive oak framed storm porch, stairs leading to first floor, oak internal doors to adjoining room, underfloor heating,

Cloakroom

Modern suite comprising WC, wash basin set within vanity unit with mixer tap, tiled splashbacks and tiled floor.

Kitchen/Dining Room

Impressive open-plan kitchen/dining room fitted with a range of modern shaker style wall and floor units, work surfaces over, ceramic sink with mixer tap, integrated appliances including oven, induction hob and extractor, integrated fridge/freezer and dishwasher.

Feature breakfast bar with contemporary timber slatted panelling, providing additional preparation space and informal seating area. Double glazed window overlooking the rear garden, recessed ceiling spotlights, ample space for dining table and chairs, underfloor heating.

Living Room

Spacious lounge featuring an attractive exposed brick fireplace with oak mantel and inset wood burning stove, creating a welcoming focal point. Double glazed bi-fold doors opening directly onto the rear patio and garden, allowing plenty of natural light into the room. Further double glazed window, underfloor heating.

Utility Room

Stainless steel sink with swan neck tap, space provided for washing machine and tumble dryer.

First Floor Landing

Spacious landing with white painted balustrade, oak internal doors leading to bedrooms and bathroom facilities, recessed ceiling spotlights.

Bedroom One

Double bedroom with double glazed window, radiator, oak internal door.

Bedroom Two

Double bedroom with double glazed window, radiator, oak internal door.

Bedroom Three

Bedroom with double glazed window, radiator, oak internal door.

Bedroom Four

Bedroom with double glazed window, radiator, oak internal door. Offering flexibility for use as a guest bedroom, nursery or home office.

Bathroom

Modern fitted bathroom suite comprising P-shaped panelled bath with shower over, fitted shower screen, rainfall shower head with additional hand held attachment, WC, wash basin set within vanity cabinet, heated towel rail, tiled floor, tiled walls and feature recessed illuminated shelf.

Outside Front

The property is approached via a generous shingle driveway providing ample off-road parking for several vehicles. Attractive front elevation with rendered walls, brick detailing, tiled roof and oak framed entrance porch. Areas laid to lawn, timber fencing to boundaries and access to detached double garage.

Detached Double Garage

Substantial detached double garage of brick construction with pitched tiled roof and two garage doors, providing secure parking or additional storage.

Rear Garden

Good sized enclosed rear garden mainly laid to lawn with paved patio seating area adjoining the property, ideal for outdoor dining and entertaining. Timber fencing to perimeter, gated access to front and further access to side of property.

Energy Efficiency

The property has been designed with energy efficiency in mind, achieving an impressive EPC rating of A. Features include roof-mounted solar panels, underfloor heating to the ground floor and double glazed windows and doors.

Agent`s Notes

EPC rating A100 (Full copy available on request).
Council tax band D (Own enquiries should be made via Breckland District Council).

AI Disclaimer
These images have been enhanced by the use of AI photo staging and are for representative purposes only. This property is currently tenanted.

- Newly Built Four Bedroom Detached House
- Highly Energy Efficient with EPC Rating A
- Solar Panels and Underfloor Heating to Ground Floor
- Spacious Lounge with Wood Burning Stove
- Contemporary Shaker Style Kitchen with Integrated Appliances
- Open-Plan Kitchen/Dining Room with Breakfast Bar
- Oak Internal Doors and Attractive Oak Framed Entrance Porch
- Bi-Fold Doors Opening onto Rear Garden
- Detached Double Garage and Ample Off-Road Parking
- Generous Enclosed Rear Garden with Patio Seating Area

Richmond Road, Saham Toney, Thetford, IP25 7EX

Price £495,000