



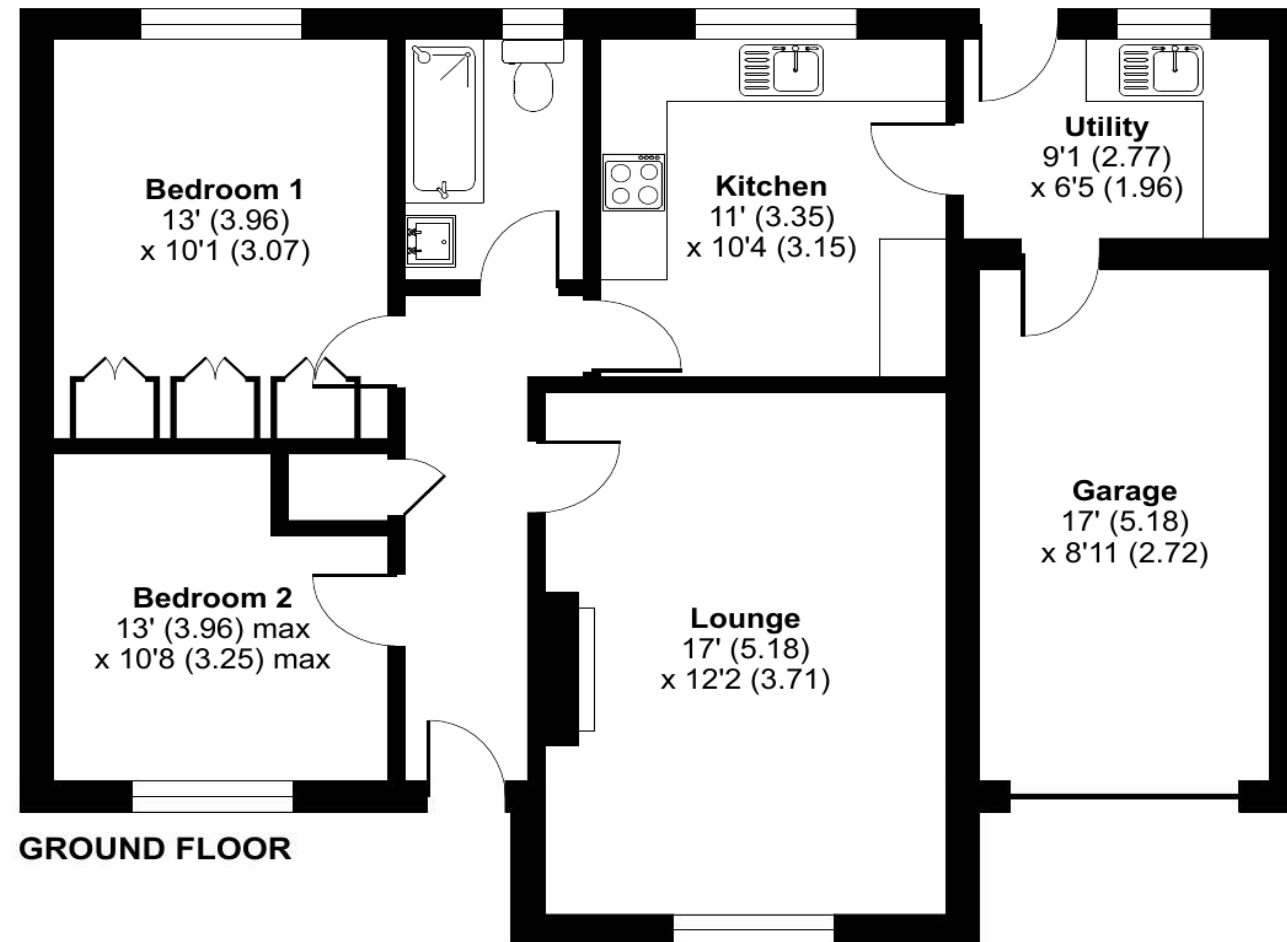
## Amys Close, Saham Toney, Thetford, IP25

Approximate Area = 759 sq ft / 70.5 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 903 sq ft / 83.9 sq m

For identification only - Not to scale



## Amys Close, Saham Toney, Thetford, IP25 7HU

**CHAIN FREE!**

Well presented, detached two bedroom bungalow situated on a popular development in the Norfolk village of Saham Toney. This fantastic property offers utility room, garage, parking, gardens, gas central heating and UPVC double glazing. Viewing highly recommended.

**Price £270,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1211155



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### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden garden shed, established shrubs and ornamental trees to borders, outside tap, outside lights, gated access either side to front.

### Agent's Notes

EPC rating D65 (Full copy available on request)

Council tax band C (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.

- Detached Bungalow
- Two Bedrooms
- Kitchen/Breakfast Room and Utility room
- Energy Efficiency Rating D65
- Garage, Gardens and Parking
- UPVC Double Glazing
- Gas Central Heating
- CHAIN FREE

Situated on a popular development in the Norfolk village of Saham Toney, Longsons are delighted to bring to the market this well presented, detached two bedroom bungalow. This fantastic property offers garage, parking, utility room, gardens, gas central heating and UPVC double glazing.

Offered CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen/breakfast room, utility room, two bedrooms, bathroom, garage, gardens, 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

UPVC entrance door to front, built-in cupboard housing hot water cylinder, radiator.

### Lounge

**17'0" (5.18m) x 12'2" (3.71m)**

Feature fireplace with inset live flame gas fire, UPVC double glazed window to front, radiator.

### Kitchen

**11'0" (3.35m) x 10'4" (3.15m)**

Fitted kitchen units to walls and floor complemented by a work surface over, composite sink unit with mixer tap and drainer, integrated electric oven and grill, integrated gas hob with extractor hood over, integrated fridge, tiled splashback, UPVC double glazed window to rear, radiator.

### Utility Room

**9'1" (2.77m) x 6'5" (1.96m)**

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit, space and plumbing for washing machine, tiled splashback, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, personnel door through to garage, radiator.

### Bedroom One

**13'0" (3.96m) x 10'8" (3.25m)**

UPVC double glazed window to rear, radiator.

### Bedroom Two

**13'0" (3.96m) x 10'8" (3.25m)**

UPVC double glazed window to front, radiator.

### Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, tiled splashback, extractor fan, obscure glass UPVC double glazed window to rear, radiator.

### Garage

**17'0" (5.18m) x 8'11" (2.72m)**

Remote control motorised roller door to front, personnel door through to utility room, electric light and power.

### Outside Front

Low maintenance front garden laid to shingle, driveway to garage providing off road parking, outside light, gated access either side to rear garden.

