



### Hills Road, Saham Toney, Thetford, IP25 7EN

Superb three bedroom detached bungalow in an enviable location with open countryside views to both front and rear. The property offers kitchen/dining room, lounge, utility room, conservatory, modern shower room, generous gardens, gas central heating and UPVC double glazing.

**NO ONWARD CHAIN!**

Viewing highly recommended!

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





**Bedroom Three**  
**11'5" (3.48m) x 9'11" (3.02m)**

UPVC double glazed window to side, radiator.

**Shower Room**

Large double shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin and WC both set within fitted cabinets, towel radiator, tiles to floor, tiled splashback, obscure glass UPVC double glazed window to rear, extractor fan.

**Garage**

Main up and over door to front, entrance door opening to rear garden, obscure glass UPVC double glazed window to rear, electric power and light.

**Outside Front**

Well maintained front laid to lawn, driveway providing off-road parking for several vehicles laid to shingle, shrubs and plants to borders, outside light, gated access to rear garden.

**Rear Garden**

Very well presented, generous rear garden backing onto open countryside mainly laid to lawn, three paved patio seating areas, two wooden garden sheds, outside tap, outside lights, fruit trees to bottom of garden, shrubs and plants to beds and borders, wooden fence and hedge to perimeter, gated access to front.

**Agent's Notes**

EPC rating C70 (Full copy available on request)  
 Council tax band D (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.

- Superb Detached Bungalow
- Three Double Bedrooms
- Countryside Views to Both Front and Rear
- Energy Efficiency Rating C70
- Conservatory
- Gardens and Parking
- UPVC Double Glazing
- Gas Central Heating
- NO ONWARD CHAIN!

Situated in an enviable location with far reaching countryside views to both front and rear, Longsons are delighted to bring to the market this extremely well presented, spacious detached three bedroom bungalow. This absolutely fantastic property has much to offer and includes generous, well presented gardens, kitchen/dining room, modern shower room, utility room, conservatory, garage, parking, gas central heating and UPVC double glazing, offered with no onward chain.

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, conservatory, three double bedrooms, shower room, garage, parking, gardens, 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 double glazed entrance door to front, built-in storage cupboard, loft access, radiator.

**Lounge**

**15'4" (4.67m) x 13'7" (4.14m)**  
 Large UPVC double glazed window to front enjoying far reaching countryside views, UPVC double glazed window to side, radiator.

**Kitchen Area**

**18'0" (5.49m) x 12'6" (3.81m) Max**  
 Modern fitted kitchen units to walls and floor, work surface over, composite to one and a half bowl sink unit with mixer tap and drainer, space for electric cooker with extractor hood over, integrated Neff dishwasher, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed window to rear and sides, door leading to conservatory, radiator.

**Dining Area**

**10'5" (3.18m) x 8'10" (2.69m) Min**  
 UPVC double glazed window to side, radiator.

**Utility Room**

**7'4" (2.24m) x 6'0" (1.83m)**  
 Space and plumbing for washing machine, work surface over, wall mounted gas central heating boiler, built-in cupboard housing hot water cylinder, UPVC double glazed window to side.

**Conservatory**

**7'4" (2.24m) x 12'2" (3.71m)**  
 Modern UPVC double glazed conservatory, entrance door opening to rear garden, radiator providing all year round usage.

**Bedroom One**

**11'9" (3.58m) x 11'11" (3.63m)**  
 Large UPVC double glazed window to front enjoying far reaching countryside views, radiator.

**Bedroom Two**

**12'3" (3.73m) x 9'10" (3m)**  
 Currently being used as a snug, UPVC double glazed window to rear, radiator.

