

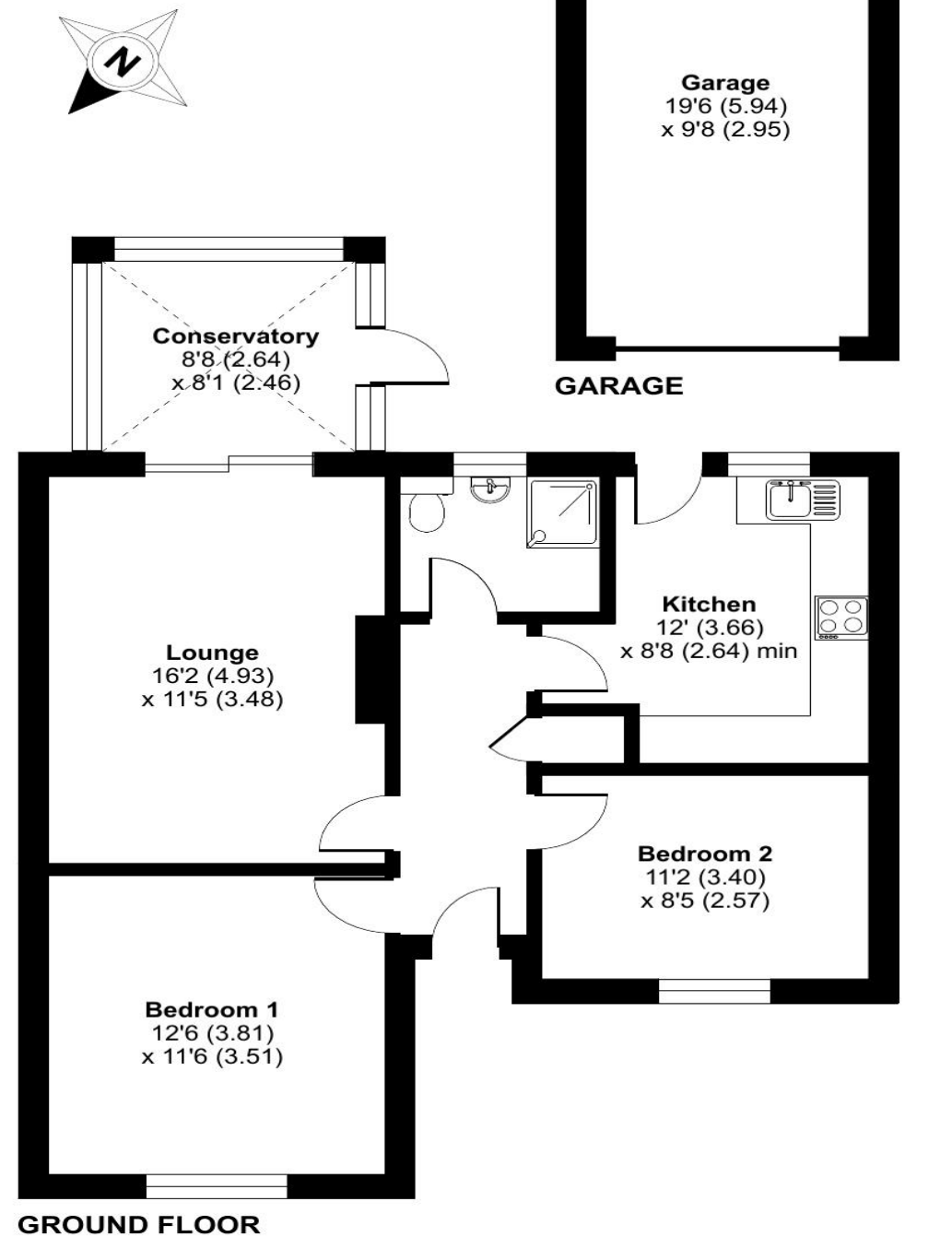
## Amys Close, Saham Toney, Thetford, IP25

Approximate Area = 750 sq ft / 69.6 sq m

Garage = 188 sq ft / 17.5 sq m

Total = 938 sq ft / 87.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Longsons. REF: 1340514



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

CHAIN FREE! detached two bedroom bungalow situated on a popular development in Saham Toney. The property is in good order throughout and offers garage, conservatory, shower room, gardens, parking, gas central heating and UPVC double glazing.

Viewing Highly Recommended.

**Price £250,000 Freehold**

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### Rear Garden

Enclosed well maintained rear garden laid to lawn, shrubs and plants to beds and borders, outside lights, outside tap, paved patio seating area, wooden fence to perimeter, greenhouse, gated access to front.

### Agent's Note

EPC rating E50 (Full copy available on request)  
Council tax band C (Own enquiries should be made via Breckland District Council)

- Two Bedroom Detached Bungalow
- Popular Village Location
- Garage, Parking and Gardens
- Energy Efficiency Rating E50
- Gas Central Heating and UPVC Double Glazing
- Offered Chain Free!
- Conservatory

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 on a popular development in the village of Saham Toney, Longsons are delighted to bring to the market this detached two bedroom bungalow. In good order throughout, the property offers plenty of potential with garage, parking, gardens, conservatory, gas central heating and UPVC double glazing.

Available CHAIN FREE.

Viewing Highly Recommended.

Briefly, the property offers entrance hall, lounge, kitchen, two bedrooms, conservatory, shower room, 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 double glazed entrance door to front, loft access, built-in cupboard housing hot water cylinder, radiator.

### Lounge

**16'2" (4.93m) x 11'5" (3.48m)**

Sliding double glazed patio doors opening to conservatory, feature fireplace with inset live flame gas fire, radiator.

### Kitchen

**12'0" (3.66m) x 8'8" (2.64m) Min**

Fitted kitchen units to walls and floor, work surface over, composite sink unit with mixer tap and drainer, space for cooker with extractor hood over, space for tall upright fridge/freezer, space and plumbing for washing machine, tiled splashback, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear.

### Conservatory

**8'8" (2.64m) x 8'1" (2.46m)**

Modern UPVC double glazed conservatory with entrance door opening to rear garden, electric power and lights.

### Bedroom One

**12'6" (3.81m) x 11'6" (3.51m)**

Fitted wardrobes, UPVC double glazed window to front, radiator.

### Bedroom Two

**11'2" (3.4m) x 8'5" (2.57m)**

Fitted wardrobes, UPVC double glazed window to front, radiator.

### Shower Room

Double shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to rear, radiator, fully tiled walls, extractor fan.

### Garage

**19'6" (5.94m) x 9'8" (2.95m)**

Main up and over door to front, entrance door opening to rear garden, window to rear, electric power and lights.

### Outside Front

Front garden laid to lawn, driveway providing off-road parking and access to garage, outside lights, gated access to rear garden.

