



## Chequers Lane, Saham Toney, Thetford, IP25 7HQ

Well presented, terraced cottage situated in a sought after non-estate location in Saham Toney. This superb property offers kitchen/breakfast room, two reception rooms, ground floor utility/WC, low maintenance garden with wooden workshop and shed and much more!

Viewing highly recommended!

**Offers in Excess of £280,000 Freehold**





Situated in a non estate position within the village of Saham Toney, Longsons are delighted to bring to the market this well presented, teraced three bedroom cottage. This fantastic property offers kitchen/breakfast room, delightful rear garden, parking, two reception rooms, garden workshop/shed, gas central heating and UPVC double glazing.

Viewing highly advised!

Briefly the property offers porch, kitchen breakfast room, utility/WC, lounge, dining room, three bedrooms, bathroom, low maintenance 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 Porch

**11'4" (3.45m) x 5'0" (1.52m)**

UPVC double glazed entrance door to side, three UPVC double glazed window to front, tiles to floor, radiator.

#### Kitchen/Breakfast Room

**18'6" (5.64m) x 7'10" (2.39m)**

Range of modern fitted cabinets to floor, oak work surface over, Butler style sink with mixer tap, tiled splashbacks, space for electric oven with extractor hood over, space for large American style fridge/freezer, space and plumbing for dishwasher, under stairs cupboard, stairs to first floor, radiator.

#### Utility/WC

Space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, hand wash basin with tiled splashback, WC tiles to floor, UPVC double glazed window to front.

#### Lounge

**12'6" (3.81m) x 12'3" (3.73m)**

Feature fireplace with decorative open fire, UPVC double glazed window to rear, oak beams to ceiling, radiator, door providing access to rear garden (currently not in use).

#### Dining Room

**12'3" (3.73m) x 10'0" (3.05m)**

Open fireplace, UPVC double glazed window to front, radiator.

#### Stairs and Landing

Loft access, radiator.

#### Bedroom One

**13'11" (4.24m) x 12'4" (3.76m)**

UPVC double glazed window to rear, radiator.

#### Bedroom Two

**12'4" (3.76m) x 11'7" (3.53m)**

UPVC double glazed window to front, radiator.

#### Bedroom Three

**11'1" (3.38m) x 8'0" (2.44m)**

UPVC double glazed window to rear, radiator.

#### Shower Room

Double shower cubicle, hand wash basin fitted within cabinet, WC, towel radiator, obscured glass UPVC double glazed window to front.

#### Outside Front

Gravel to front, wooden porch, pathway leading to side passage, plants and shrubs to beds and borders, access to rear garden.

#### Rear Garden

Low maintenance rear garden mainly laid to paving with raised beds containing established trees and shrubs, garden pond, access to workshop/shed, wooden fence and hedge to perimeter, outside lights, gated access to front.

#### Agent's Note

EPC rating TBC (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.

- Three Bedroom Terrace Cottage
- Two Reception Rooms
- Low Maintenance Gardens and Off-Road Parking
- Energy Efficiency Rating TBC
- Sought After Location
- Gas Central Heating and UPVC Double Glazing

