



**Richmond Road, Saham Toney, Thetford, IP25 7EX**

**CHAIN FREE!**

Substantial spacious detached four bedroom house situated in Saham Toney. The property is ready for some minor updating and offers huge potential with three reception rooms, double garage, utility room, en-suite shower room, parking, gardens, gas central heating and UPVC double glazing.

**Price £449,000 Freehold**



**Bedroom Two**  
**12'1" (3.68m) x 8'5" (2.57m)**  
 UPVC double glazed window to front, radiator.

**Bedroom Three**  
**11'9" (3.58m) x 9'5" (2.87m)**  
 UPVC double glazed window to rear, radiator.

**Bedroom Four**  
**9'4" (2.84m) x 8'4" (2.54m)**  
 UPVC double glazed window to front, radiator.

**Bathroom**  
 Four piece suite comprising bath, shower cubicle, hand wash basin, WC, obscure glass UPVC double glazed window to front, tiled splashback, extractor fan.

**Double Garage**  
 Two main up and over doors to front, UPVC double glazed window to side, UPVC double glazed entrance door opening to rear garden, wall mounted gas central heating boiler, electric power and lights.

**Outside Front**  
 Front area laid to shingle providing off-road parking for several vehicles, outside lights, access to rear garden.

**Rear Garden**  
 Rear garden laid to lawn, small paved patio seating area, outside lights, outside tap, wooden fence to perimeter, access to front.

**Agent's Note**  
 EPC rating TBC (Full copy available on request)  
 Council tax band E (Own enquiries should be made via Breckland District Council)

- Detached Four Bedroom House
- Popular Village Location
- Three Reception Rooms
- Energy Efficiency Rating TBC
- Cloakroom, Family Bathroom and En-Suite
- Double Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing
- Available CHAIN FREE!

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 in the popular village of Saham Toney, Longsons are delighted to bring to the market this substantial spacious detached four bedroom house. The property would benefit from some minor updating and offers huge potential with three reception rooms, double garage, en-suite shower room, utility room, cloakroom with WC, parking, gardens, gas central heating and UPVC double glazing.

public house, hotel, church, primary school and an active community hall.

**Entrance Hall**  
 UPVC double glazed entrance door to front, stairs to first floor, under stairs storage cupboard, UPVC double glazed window to front and side, two radiators.

**Lounge**  
**20'4" (6.2m) x 11'9" (3.58m)**  
 Feature fireplace with inset Live flame gas fire UPVC double glazed French doors open into rear garden, UPVC double glazed window to rear and side, two radiators.

**Dining Room**  
**11'6" (3.51m) x 10'9" (3.28m)**  
 UPVC double glazed window to side, radiator.

**Study**  
 UPVC double glazed window to rear and side, radiator.

**Kitchen**  
**17'3" (5.26m) x 8'4" (2.54m)**  
 Fitted units to walls and floor, work surface over, space for large Range style cooker with extractor hood over, one and a half bowl stainless steel sink

unit with mixer tap and drainer, space and plumbing for dishwasher, UPVC double glazed entrance door opening to side, UPVC double glazed window to side, radiator.

**Utility Room**  
 Fitted units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, tiled splashback, UPVC double glazed entrance door opening to front, UPVC double glazed window to front, radiator.

**Cloakroom**  
 Hand wash basin, WC, obscure glass UPVC double glazed window to front, radiator.

**Stairs and Landing**  
 Built-in cupboard housing hot water cylinder, loft access, two UPVC double glazed windows to side, radiator.

**Bedroom One**  
**12'0" (3.66m) x 11'8" (3.56m)**  
 UPVC double glazed window to rear, radiator, door to en-suite shower room.

**En-suite Shower Room**  
 Shower cubicle, hand wash basin, WC, obscure glass UPVC double glazed window to side, radiator.



Available chain free!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, study, kitchen, utility room, cloakroom with WC, four double bedrooms with en-suite shower room to bedroom one, family bathroom, double garage, gardens, parking, UPVC double glazing and gas central heating.

**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

