



Chequers Lane, Saham Toney, Thetford

Guide Price £425,000 - £450,000 Freehold

Energy Efficiency Rating : C

- ✓ Substantial Extended Bungalow
- ✓ Approx. 0.38 Acre Plot (stms)
- ✓ Two Reception Rooms
- ✓ Kitchen/Breakfast Room
- ✓ Hall Entrance & Separate Utility
- ✓ Three Double Bedrooms
- ✓ En Suite & Shower Room
- ✓ Ample Parking, Garage & Workshop

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



A SUBSTANTIAL HOME OFFERING OVER 1400 sq ft (stms) of accommodation and a SIZEABLE REAR GARDEN with an ORCHARD, forming part of the 0.38 ACRE PLOT (stms). Once inside you are greeted with a SPACIOUS ENTRANCE HALL with ample room for COATS and SHOES, leading to a 26' DUAL ASPECT SITTING ROOM with feature fireplace and adjacent DINING AREA. The MODERN FITTED KITCHEN SITS in the HEART OF THE HOME with a GARDEN ROOM to the rear which takes in STUNNING VIEWS across the garden, and GENEROUS UTILITY ROOM with ample storage. THREE SPACIOUS BEDROOMS are located to one side of the property, with one used as further reception space, with DOUBLE DOORS from the sitting room. The EN SUITE and FAMILY SHOWER ROOM complete the property. OUTSIDE you will find a STUNNING GARDEN with THREE SEPARATE SECTIONS, firstly a PATIO AREA for entertaining and alfresco dining, followed by a LAWNED AREA and then ORCHARD! The GARAGE has been sectioned for STORAGE and ENTERTAINING SPACE.

LOCATION

Set within Saham Toney, a delightful Norfolk village with a public house, hotel and primary school and near to the market town of Watton. Watton offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47

(Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.

DIRECTIONS

You may wish to use your Sat-Nav (IP25 7HQ), but to help... Leave Watton on the Brandon Road heading towards the A1065. At the round about take the third exit onto Swaffham Road and follow until you see The Old Bell pub and turn right. Follow Bell Lane until you reach a junction then turn left where the property will be found on the left hand side.

The property is approached via a resin driveway with mature planting and trees, with the driveway continuing to the side of the property, where the garage can be found.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, double glazed window to side, telephone point, built-in storage cupboard, coved ceiling, door to:

SITTING ROOM

26' 9" x 11' 10" Max (8.15m x 3.61m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to side x4, television and telephone points, coved ceiling, opening to:



DINING ROOM

9' 5" x 8' 1" (2.87m x 2.46m) Fitted carpet, radiator, covered ceiling, opening to kitchen, double doors to:

FORMAL DINING/DOUBLE BEDROOM

13' 2" x 11' 2" (4.01m x 3.4m) Fitted carpet, radiator, uPVC double glazed window to side, coved ceiling, door to:

INNER HALL

Fitted carpet, thermostat heating control, coved ceiling, doors to:

DOUBLE BEDROOM

11' 8" x 11' 1" (3.56m x 3.38m) Fitted carpet, radiator, uPVC double glazed window to side, built-in double wardrobe, coved ceiling.

DOUBLE BEDROOM

15' 8" x 8' 10" (4.78m x 2.69m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, coved ceiling, door to:

EN SUITE

Three piece suite comprising high level W.C, pedestal hand wash basin, panelled bath with electric shower, tiled walls, extractor fan, vinyl flooring, vertical radiator, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlights.

SHOWER ROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under, shower cubicle with thermostatically controlled shower and glazed shower screen, aqua board splash backs, extractor fan, vinyl flooring, vertical radiator, built-in double storage cupboard, smooth ceiling with recessed spotlights.

KITCHEN

17' 4" x 10' 2" Max (5.28m x 3.1m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob, built-in electric oven, integrated dishwasher, space for American style fridge/freezer, wood effect flooring, double glazed window to side, door to utility room, opening to:

GARDEN ROOM

10' 11" x 7' 7" (3.33m x 2.31m) Wood effect flooring, radiator, uPVC double glazed French doors to rear, coved ceiling with recessed spotlights.

UTILITY ROOM

16' 4" x 5' 7" (4.98m x 1.7m) Fitted range of base level units with square edged work surfaces and inset sink unit, tiled splash backs, space for washing machine, space for tumble dryer, vinyl flooring, uPVC double glazed window to side x2, uPVC double glazed door to rear, smooth ceiling.







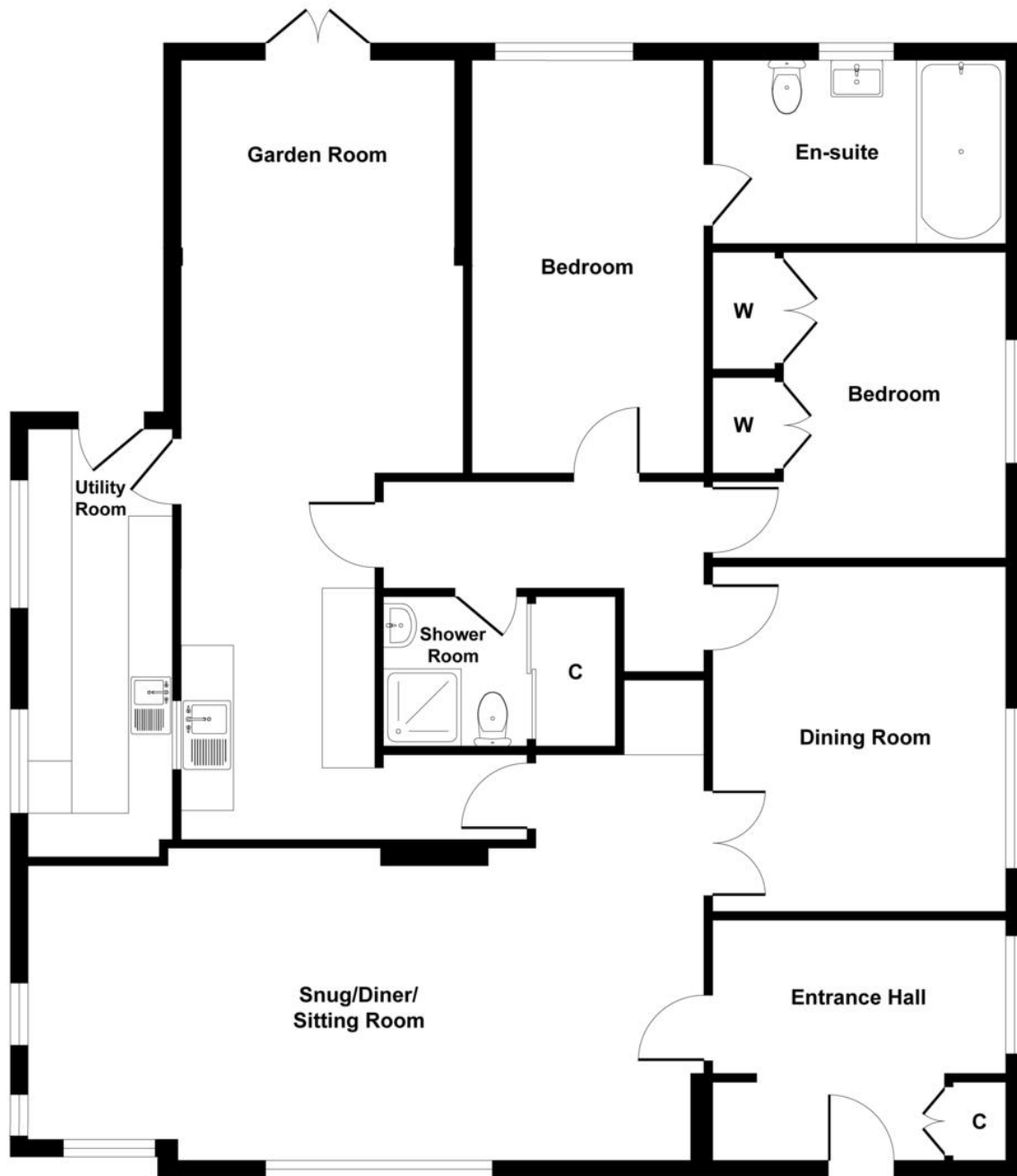
OUTSIDE

Outside you will find a fantastic garden with orchard and lawned area with mature hedging and potting shed. A low maintenance fenced patio area provides the perfect space for entertaining and relaxing, whilst access to the garage can also be found.

GARAGE

The garage has been partitioned off for workshop (14' 3 x 5' 7") and store room (15' 6" x 11' 5").





Floor Plan
Approximate Floor Area
1482 sq. ft
(137.68 sq. m)
Approx. Gross Internal Floor Area 1482 sq. ft / 137.68 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements