



THE STORY OF

Chapel Cottage

Saham Hills, Norfolk

SOWERBYS

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Chapel Cottage

98 Hills Road, Saham Hills,
Norfolk, IP25 7EZ

Semi-Detached Four Bedroom House, With
Generous Space and Great Potential

Requires Updating, Providing Excellent
Opportunity to Create Your Dream Home

Cosy Sitting Room and Separate Spacious Dining Room

Kitchen and Convenient Utility Room

Bathroom and Cloakroom

Charming Garden

Off Road Parking

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“...create a home that suits your lifestyle.”

Embrace the opportunity to transform this semi-detached, four bedroom house into your dream home in the desirable village of Saham Hills

Chapel Cottage is a blank canvas offering huge potential for someone to make this home their own. The sitting room, offers a cosy ambience and has french doors leading out to the rear garden.

Adjoining the spacious dining room is the kitchen, which has plenty of storage options including a cupboard, ideal for a pantry. The handy utility room is to the

rear of the home, and provides access to the cloakroom and the garden, perfect for when you return home from a muddy walk through the countryside.

The generous bedrooms provide ample space for both family and family or guests, and are well-served by the bathroom which offers both a shower and a bath.

While some work is needed, this property offers so much potential for enhancement, to create a home that suits your lifestyle.





Venture outside and you are greeted by a generous L-Shaped garden. Currently lawned and waiting to be transformed, this space is ideal for an avid gardener. There is also off road parking for several cars, and a garage for storage situated at the end of the garden.

“Moving here gave us a lot more outside space.”

Chapel Cottage's charm lies in the freedom it gives you to make it uniquely yours. While it requires some updating, the possibilities are plentiful, with the added advantage of being sold with no onward chain.





First Floor
Approximate Floor Area
676 sq. ft
(62.79 sq. m)



Ground Floor
Approximate Floor Area
687 sq. ft
(63.82 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Saham Hills

IN NORFOLK
IS THE PLACE TO CALL HOME



A tiny village located in the heart of Breckland, Saham Hills is surrounded by countryside with

many enjoyable areas to explore.

A true sense of community is found at 'The Old Bell', a fantastic local pub within the beautiful neighbouring village of Saham Toney. The village also has a Church of England Primary school.

The Church of St. Georges is a handsome flint building, with beautiful stained-glass windows. The east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864.

A well-used Sports and Social Club offers sports grounds for rugby and cricket matches throughout the year. The Wells-Cole community centre is a great focal point for many local events.

Less than two miles away is the popular market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Just outside the town, Loch Neaton is believed to be England's only loch, a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.



Note from the Vendor



Blakeney

“The north Norfolk coast is a beautiful place to visit and it's not too far away.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Currently band B (prior to the property being extended).

ENERGY EFFICIENCY RATING

C. Ref:- 0310-2478-6280-2107-4945

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///flanked.fears.agreement

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