



Richmond Road, Saham Toney - IP25 7EX

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS





## Richmond Road

Saham Toney, Thetford

Sitting on a 1/3 of an acre plot (stms), offering both CHARACTER CHARM and MODERN TASTE this charming COTTAGE offers an array of ORIGINAL FEATURES including an INGLENOOK FIREPLACE with WOOD BURNER, exposed wooden beams and also benefits from an EXTENSION, making the combined living space over 1100 Sq. ft (stms). In total THREE RECEPTION ROOMS can be found including a 16' OPEN KITCHEN/DINING ROOM with the addition of a UTILITY ROOM, crafting room and both a side and front PORCH/boot room. In total THREE BEDROOMS can be found on the first floor all having use of the FAMILY BATHROOM which offers multiple floor to ceiling storage spaces. The rear garden stretches back, a cacophony of colour and vibrancy where mature shrubs and colourful planting borders make the space come alive until you reach the OFF ROAD PARKING spaces at the very rear. This family home has been lovingly renovated using traditional methods and extended sympathetically in keeping with the age of the original cottage.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Characterful Cottage
- Extended Accommodation Giving Over 1100 Sq. Ft (stms)
- Multiple Retained Original Features
- Three Reception Rooms
- 16' Kitchen/Dining Room, Utility & Boot Room
- Three Bedrooms
- Sizeable Rear Garden
- Off Street Parking

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.



## SETTING THE SCENE

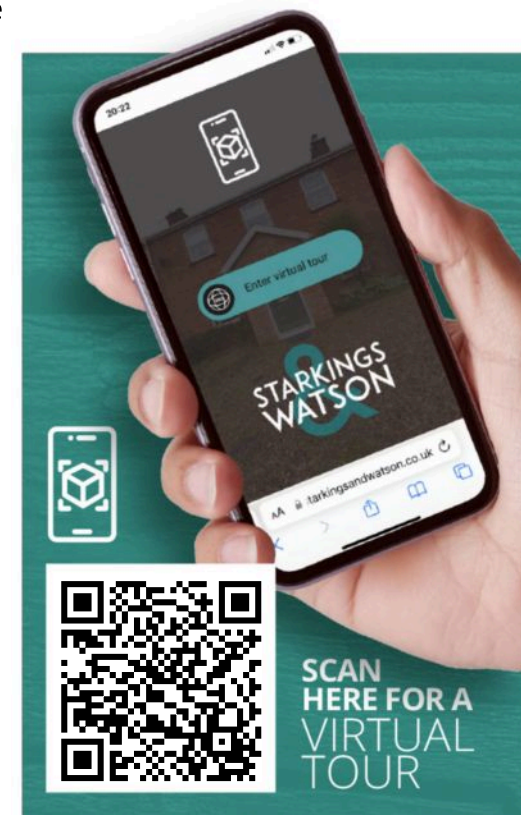
The property is set back from the street with tall mature planted frontage creating vibrancy and colour to the front of the home where a flagstone walkway takes you towards the front door and the stone and flint exterior of the cottage. Parking for the property can be found just to the right hand side where a shared access takes you to the very rear of the property housing hard standing and parking for four vehicles.

## THE GRAND TOUR

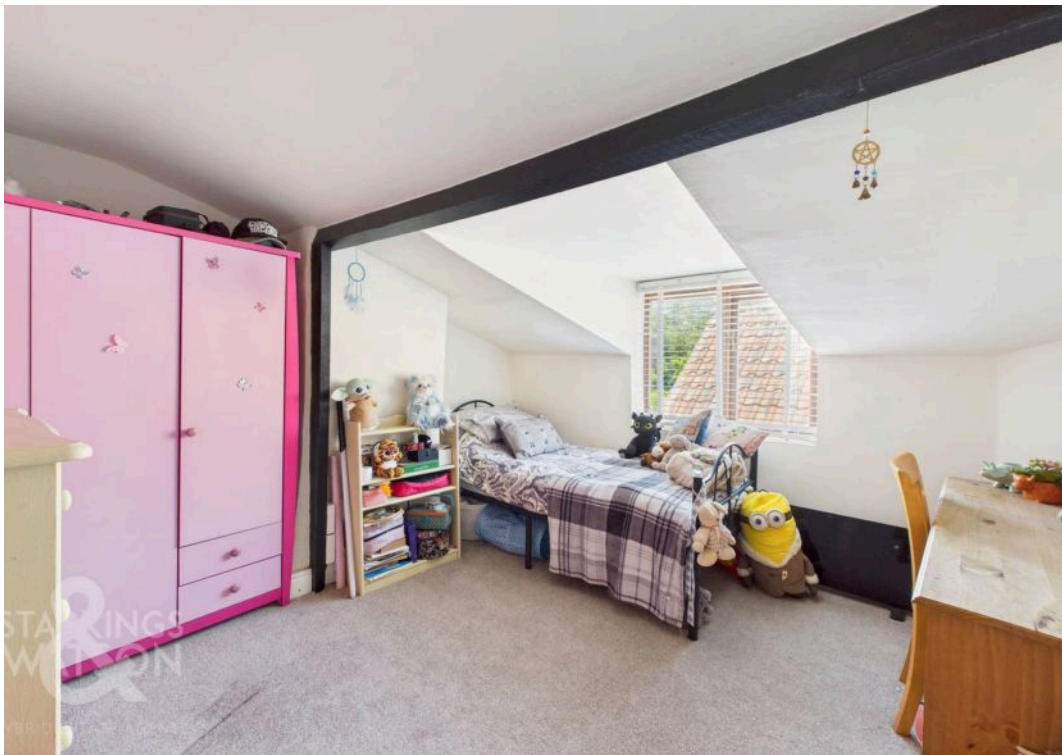
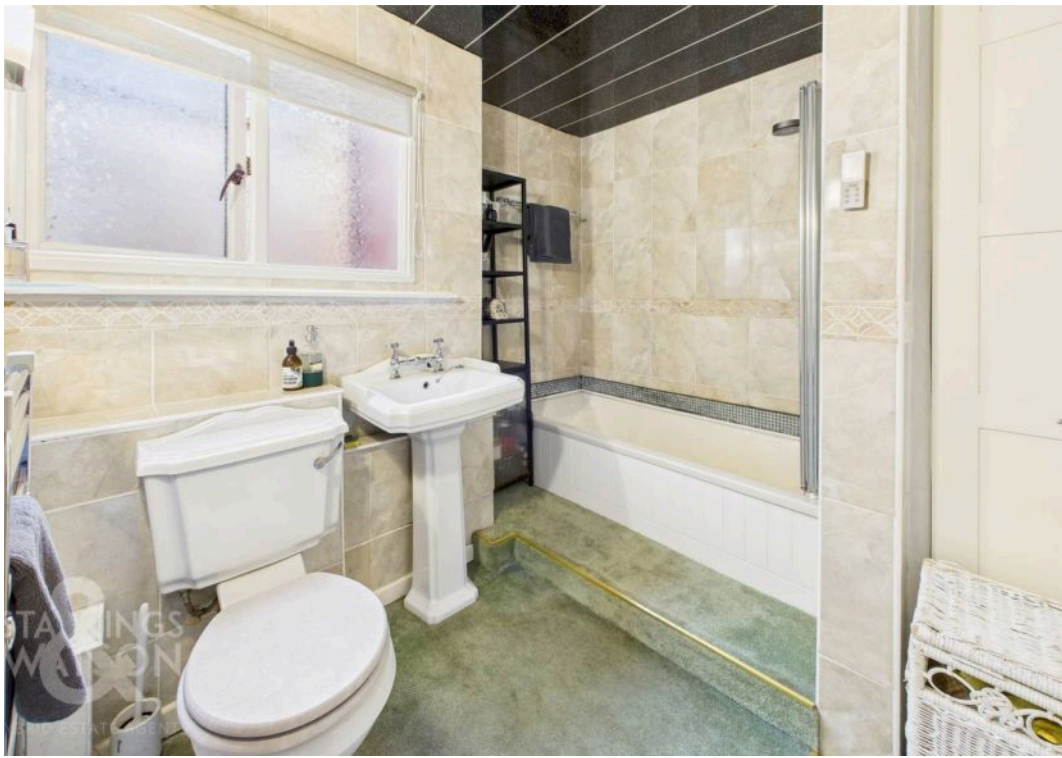
Stepping through a separate entrance porch with all uPVC double glazed windows, you will find yourself within the sitting room of the property complete with red brick inglenook fireplace with solid wooden mantle and stone hearth and woodburner. The space has been laid with all wooden effect flooring with exposed wooden beams on the ceilings leaving ample room for a formal sitting room suite with reading or working nook underneath the stairs and stairs for the first floor. Just beyond this is the snug or potential dining room again with a functional multifuel fireplace and original stove. This room too has all wooden effect flooring with exposed wooden beams and flows freely to the kitchen area where a crafting space currently sits to your right hand side with additional storage making a very versatile area for either storage or for personal use. Whilst the extended kitchen sits beyond the initial utility room, this space offers further storage with plumbing for white goods and an access door to taking you to the rear garden whilst the updated kitchen area sits at the very rear of the home. Added by the current owners, the space measures some 16ft in length and initially leaves room for a formal dining table. In front of the French doors into the rear garden to the left a wide array of wall and base mounted storage units emerge complete with all tiled splashbacks. This room leaves ample space for a gas range style oven and hob with plumbing for a dishwasher and space for a free standing fridge/freezer.

Just off from the utility area is a walk through boot room with access coming towards the side of the home. The space makes the ideal area for coats and shoes with direct access to the front and rear garden. Also on the ground floor a generously sized family bathroom suite can also be found - this sits just off from the snug/dining room complete with a floor to ceiling tiled space featuring a shower head mounted over the bath with glass screen and multiple floor to ceiling storage cupboards.

The first floor landing gives way to three bedrooms with the smaller coming at the very rear of the home featuring a single bed in carpeted flooring, this room has views towards the rear whilst the bigger of the two rooms at the back of the home comes just to the left, with part vaulted ceilings. This space could easily accommodate a large double bed with additional storage solutions with carpeted flooring. The largest of the three bedrooms comes towards the front of the home, again with more than enough space for a large double bed, additional storage solutions and a space for a desk. This space also benefits from a walk in wardrobe situated over the stairs.











## THE GREAT OUTDOORS

Exiting via the kitchen you will find yourself on a raised flagstone patio seating area with ample room for garden furniture, as a private spot to enjoy the colourful and fragrant garden with the family, with the first of multiple wood stores. Beyond, some mature and well maintained growing borders give way to the rest of the garden which is predominantly shingled and low maintenance complete with mature privacy giving borders to each side. The space also features fruit trees, a large chicken run, pond and a secondary raised timber deck seating area for private sitting and enjoyment. Carrying on to the rear and large external sheds can be found with power potentially creating a potential workshop or just additional storage whilst heading through a swinging gate will take you towards the parking area where currently there is space for three vehicles with another external block built building. Electric runs down to the parking area including security lighting.



## FIND US

Postcode : IP25 7EX

What3Words : ///suffer.depending.intrigues

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property..





**Approximate total area<sup>(1)</sup>**

1129 ft<sup>2</sup>  
105 m<sup>2</sup>

**Reduced headroom**

33 ft<sup>2</sup>  
3.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: 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.