



Meadow View, Ploughboy Lane, Saham Hills Thetford IP25 7JN

welcome to

Meadow View Ploughboy Lane, Saham Hills Thetford

**** NO ONWARD CHAIN **** A beautifully renovated detached three-bedroom home in peaceful Saham Hills, featuring new plumbing, boiler, EV charger and a gated entrance. Ready to move into and perfectly placed for local amenities.



Entrance Hall

Wood effect flooring, Radiator, UPVC door, Glass block window, Stairs to the first floor, exposed beams.

Cloakroom WC

Tiled flooring, Radiator, Low-level WC, Handwash basin, Frosted double glazed window to the rear aspect

Lounge

Carpet flooring, Radiator, Double glazed window to the front aspect, Spot lighting, Double glazed bi-fold doors to the rear aspect

Kitchen/Diner

Wood effect flooring, Double glazed windows to the front, rear and side aspect, Range of wall mounted low-level units, Complimentary squared-edge worksurfaces, soft close drawers, Inset ceramic 1.5 sink/drain, Central island breakfast bar with low-level cupboards, Brand new range style cooker, Brand new extractor hood, Double glazed door to the rear, Two storage cupboards, American style fridge freezer

Utility Room

Wood effect flooring, Radiator, Double glazed door to the side aspect, Range of wall mounted low-level units, Complimentary squared edge worksurfaces, Integrated washing machine, Integrated dishwasher, Ceramic sink, Combi oil boiler

First Floor Landing

Radiator, Double glazed windows to the side and rear aspect, Stained glass window, Exposed beams

Bedroom One

Wood effect flooring, Double glazed windows to the rear and side aspect, Two Radiators, Large Velux window, Walk-in wardrobe, Loft access

En-Suite

Tiled flooring, Frosted double glazed window to the rear, Double-sized walk-in tiled shower, Extractor fan, Wall mounted heated towel rail, Low-level WC, Pedestal handwash basin

Bedroom Two

Wood effect flooring, Radiator, Double glazed window to the front aspect, Exposed beams, Stained glass windows

Bedroom Three

Wood effect flooring, Double glazed window to the front aspect, Radiator, Velux window

Bathroom

Tiled flooring, Velux window, Frosted glass tiles, Exposed beams, Panelled bath and overhead tiled shower



Total floor area 138.6 m² (1,492 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Meadow View Ploughboy Lane, Saham Hills Thetford

- Newly Renovated!
- New Plumbing, Boiler & EV Charging point
- Three Double Bedroom, one with en-suite & walk-in Wardrobe
- Secure Gated Entrance
- Spacious Lounge with Bi-fold Doors

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£425 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108986 - 0003

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