



117 Hills Road, Saham Hills

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Saham Hills, Thetford

This charming detached bungalow epitomises comfort, style, and convenience, within an idyllic countryside village. Situated down a quiet lane on a generous plot, this residence is the perfect purchase for those seeking single floor living or to downsize without compromising on comfort, style and outdoor space. Don't miss the chance to acquire this beautiful home and experience all it has to offer.

LOCATION

Saham Hills is a picturesque village located in the heart of Norfolk, England. Situated approximately 2 miles southwest of the market town of Swaffham, it is easily accessible via the A1065 road. The village offers a peaceful rural setting surrounded by fields and natural beauty, making it a desirable location for those seeking a quieter lifestyle while still being close to local amenities. The nearby town of Swaffham provides a range of services, shops, and schools, while larger towns like King's Lynn and Norwich are within driving distance, offering even more options for shopping, dining, and entertainment. With its charming countryside and proximity to key local destinations, Saham Hills is an idyllic place to call home.



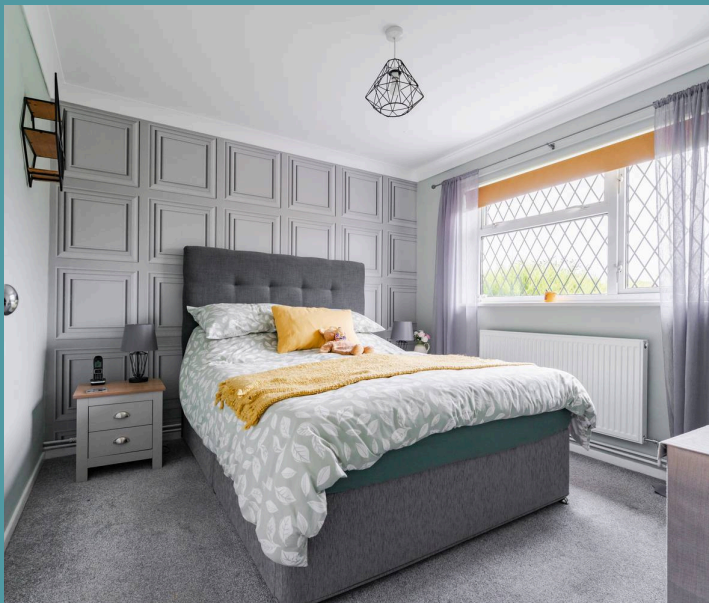


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Upon arrival to this charming detached bungalow, is a delightful first impression that continues to impress throughout. The large single driveway provides off-road parking for multiple vehicles, whilst the garage offers additional secure parking or storage options.

Upon entry, you are greeted by a bright and airy entrance hall. Immediately capturing your attention with its warm and welcoming ambiance is the sitting room, where you can showcase your most comfortable furniture to relax with loved ones. The kitchen is well-equipped with fitted units and integrated appliances to enhance your cooking experience. Complemented by a functional utility room, for your additional storage and laundry essentials. The presence of a sun-lit conservatory extends the living space, offering panoramic views of the garden, allowing you to enjoy the outdoors within the comfort of your own home.



This bungalow features three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a study, dressing room or a guest room, as well as the second bedroom can be used as a dining room, depending on your own requirements. The bathroom comprises of a three piece suite, accommodating all residents in the household.



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Towards the rear is a generous size garden, that is beautifully maintained by the current owners. It is predominately laid to lawn, bordered by a wide range of plants and shrubbery. With a large patio for your outdoor seating arrangements during the summer months. For gardeners or those who enjoy the outdoors, there is a pergola, greenhouse and a storage shed. Overall, it is fully enclosed so you can enjoy in seclusion.

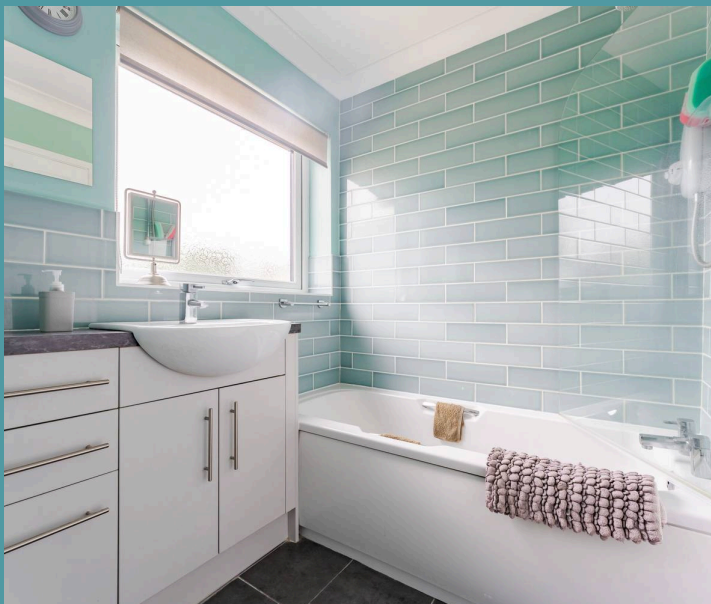
AGENTS NOTES

We understand that this property is freehold.

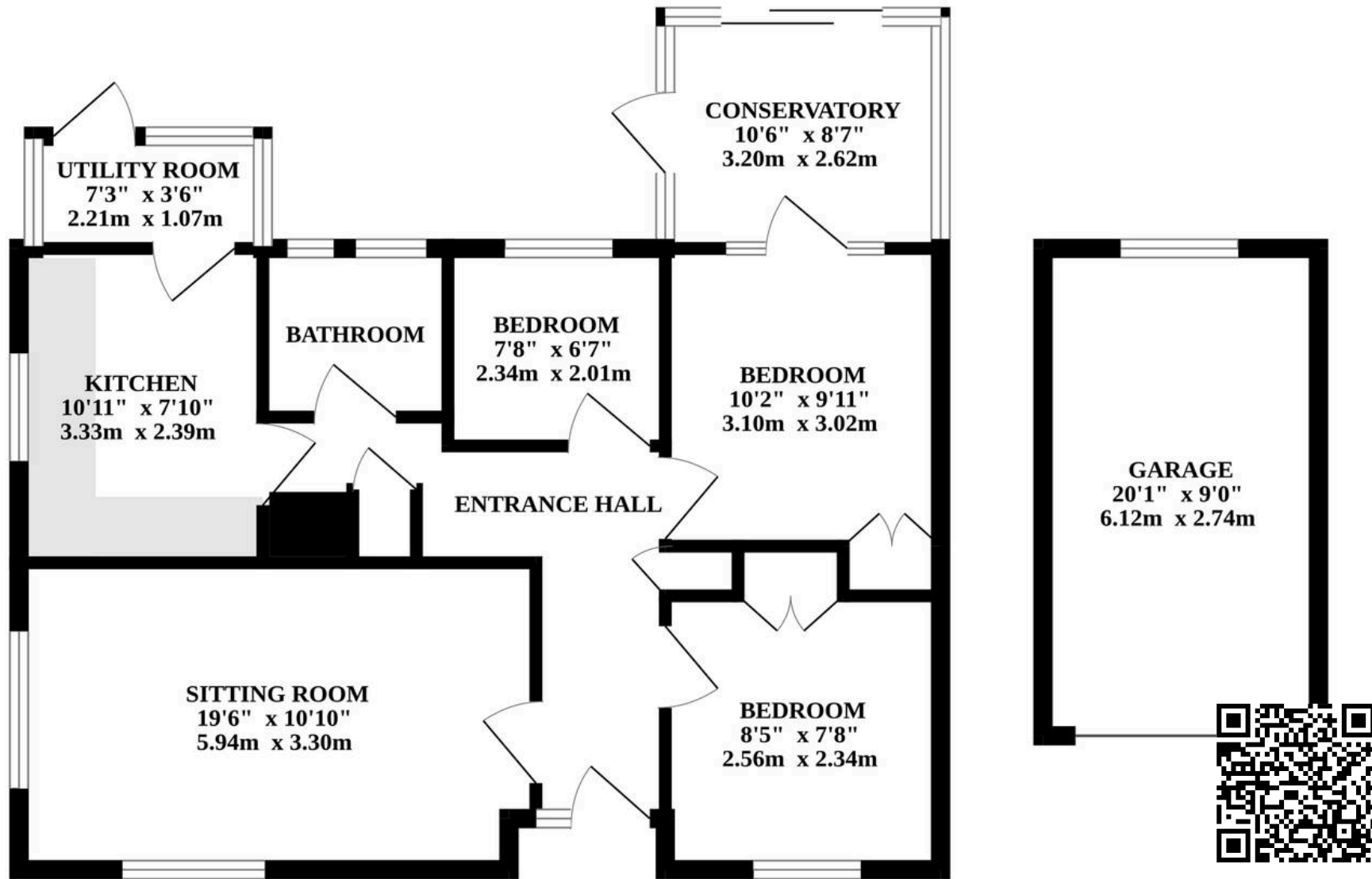
Connected to mains services.

Council Tax Band: C

- Charming detached bungalow
- Situated down a quiet lane on a generous size plot
- Perfect for someone looking to downsize without comprising on comfort and style
- Comfortable sitting room - Filled with an abundance of natural light
- Equipped kitchen to be able to cook your favourite meals - Functional utility room
- Sun-lit conservatory offering panoramic garden views
- Three bedrooms & a bathroom
- Beautifully maintained garden - Fully enclosed for privacy
- Driveway providing ample off-road parking & a garage
- Idyllic countryside village - In close proximity to all local amenities and natural surroundings



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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