



NEWSON & BUCK  
ESTATE AGENTS

Corner Lodge  
Cressingham Road  
SAHAM TONEY  
Norfolk  
IP25 7AF  
  
£365,000

Newson & Buck are pleased to offer to you this charming three bed detached cottage situated in Saham Toney, offering picturesque views of the country side this property is highly worth viewing! The property consists of an entrance hallway, dining room, kitchen, living room, three bedrooms and a family bathroom. The property further benefits from oil central heating, double glazing and off road parking for numerous vehicles. Local amenities can be found nearby in Watton, with more extensive facilities found in a number of surrounding Towns including Swaffham, Dereham and Thetford. The property is also conveniently located for Norwich, which is 25 miles away.

- Three Bedrooms
- Living Room
- Separate Dining Room
- Field Views
- Detached Cottage
- Off Road Parking
- EPC Rating: E



### **Entrance Hallway**

14' 02" x 8' 02" (4.32m x 2.49m) Vinyl flooring, one radiator, under stairs cupboard, one double glazed window, staircase to first floor.

### **Dining Room**

12' 11" x 11' 11" (3.94m x 3.63m) Vinyl flooring, one radiator, one double glazed window, two cupboards.

### **Kitchen**

18' 00" x 7' 10" (5.49m x 2.39m) Vinyl flooring, fitted kitchen units, two double glazed windows, stainless steel sink, cupboard, door leading to rear garden.

### **Living Room**

12' 08" x 20' 08" (3.86m x 6.30m) Vinyl flooring, three double glazed windows, two radiators, fire place.

### **Bathroom**

12' 08" x 6' 03" (3.86m x 1.91m) Vinyl flooring, low flush W/C, three double glazed windows, shower cubical, pedestal sink.

### **Bedroom Three (Ground Floor)**

12' 07" x 7' 08" (3.84m x 2.34m) Fitted carpet, two double glazed windows, one radiator.

### **Bedroom One**

13' 09" x 13' 04" (4.19m x 4.06m)

Fitted carpet, one double glazed window, one radiator, cupboard.

### **Bedroom Two**

13' 08" x 11' 11" (4.17m x 3.63m)

Fitted carpet, one double glazed window, one radiator.

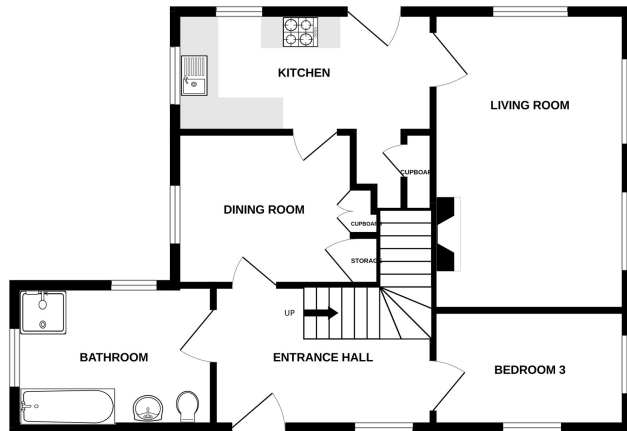
**EPC - E**

**Council Tax Band - C**

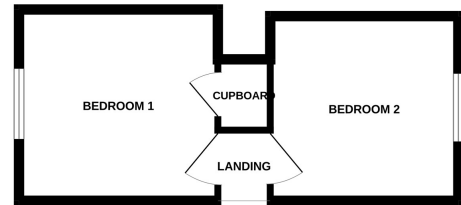




GROUND FLOOR



1ST 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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