



Neville Close | Thetford | IP25  
£325,000

EU Directive  
2002/91/EC

England & Wales

|                                             | Potential   | Current |
|---------------------------------------------|-------------|---------|
| Very energy efficient - lower running costs | A (92 plus) |         |
|                                             | B (81-91)   |         |
|                                             | C (69-80)   |         |
|                                             | D (55-68)   |         |
|                                             | E (39-54)   |         |
|                                             | F (21-38)   |         |
| Not energy efficient - higher running costs | G (1-20)    |         |

48

82

Energy Efficiency Rating



GROUND FLOOR  
123.7 sq.m. (1332 sq.ft.) approx.

Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

While 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 omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
TOTAL FLOOR AREA: 123.7 sq.m. (1332 sq.ft.) approx.  
Made with Mapbox 6/2022

Norfolk Property online presents this exceptional, extended detached bungalow. Occupying a prime position, with Church views from the rear garden, this home has been thoughtfully improved by the current owners to offer an ideal space for any buyer looking to enjoy life on one level.

Situated within a quiet residential close, in the popular village of Saham Toney, which offers easy access to the nearby market Town of Watton, this home occupies a generous plot, with ample off road parking to the front, and a generous tandem length garage. The rear garden is fully enclosed and affords an exceptional degree of privacy. Internally, the property offers an abundance of living accommodation, with an inviting entrance hall, leading to the spacious lounge, kitchen diner and garden room with wood burning stove. The property also benefits from two comfortable double bedrooms and a stylish bathroom.

Offered to the market with no onward chain, an internal viewing comes highly recommended.

