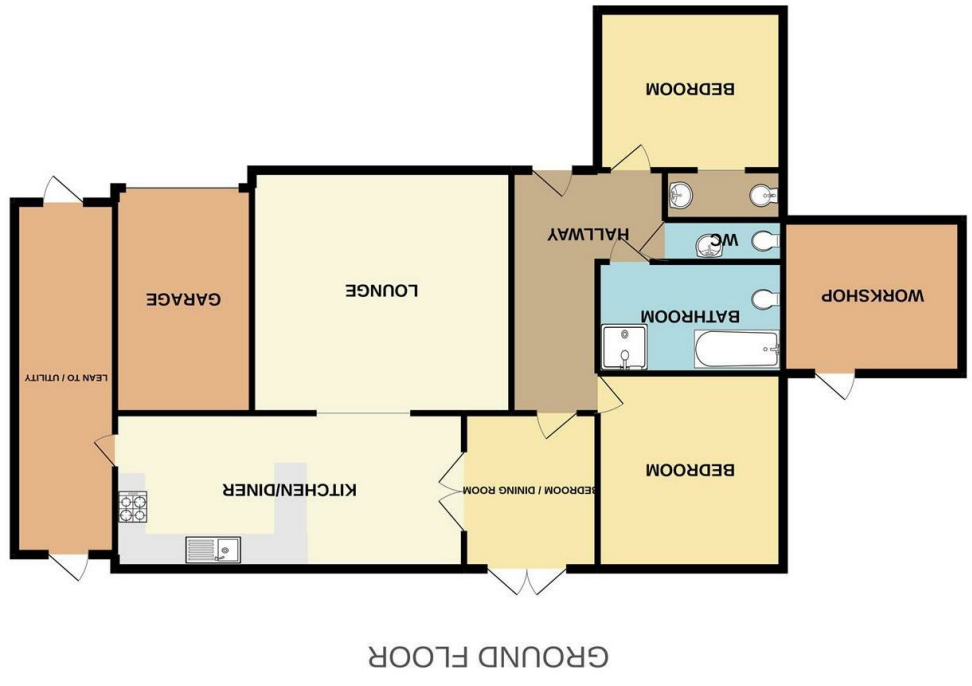


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
 Made with floorplan 10/2021



GROUND FLOOR

| Energy Efficiency Rating | |
|---|-------------|
| Potential | Current |
| England & Wales EU Directive 2002/91/EC | |
| Not energy efficient - higher running costs | |
| | G (1-20) |
| | F (21-30) |
| | E (39-54) |
| | D (55-68) |
| | C (69-80) |
| | B (81-91) |
| | A (92 plus) |
| Very energy efficient - lower running costs | |

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.



Bellmere Way | Thetford | IP25
Guide price £325,000

Guide price £325,000 - £350,000 Norfolk Property online presents this chain free detached bungalow. Occupying a generous plot within the popular village of Saham Toney, this home is an ideal opportunity for any buyer looking to enjoy village living. With a variety of amenities within the village, including a popular pub, primary school and church, this home also offers easy access to the nearby market town of Watton.

The accommodation on offer, comprises of an inviting entrance hall, generous lounge, kitchen diner, lean-to utility room, three bedrooms, cloakroom and family bathroom. With the additional benefit of a brick-built workshop, complete with power and light, this home also offers generous off road parking, adjoining garage and mature rear gardens backing woodland.

An internal viewing comes highly recommended to appreciate this opportunity.

