



Heather Cottage Bridge Lane Hills Road, Saham Hills

Thetford



Minors & Brady



# Heather Cottage Bridge Lane Hills Road

Saham Hills, Thetford

Chain free and quietly positioned in the Norfolk village of Saham Hills, this semi-detached cottage is a great option for first-time buyers or investors. The property offers a welcoming layout with a sitting room opening onto the garden, a fitted kitchen, a double bedroom and a bathroom. Outside, the low-maintenance garden includes a seating area, small lawn and storage shed, while a driveway provides off-road parking. Set in a peaceful rural location, the cottage remains within easy reach of local amenities in nearby Saham Toney and Watton.

- Chain free
- Semi-detached cottage tucked away in the quaint Norfolk village of Saham Hills
- Perfect choice for first time buyers or investors!
- Sitting room complemented by French doors, inviting relaxation and entertaining
- Kitchen equipped with quality cabinetry, an induction hob and under-counter spaces for your appliances
- A double bedroom and a bathroom, comprising of a classic three-piece suite
- A private, low-maintenance garden featuring a shingled seating area, a small laid to lawn and a timber storage shed
- A driveway providing off-road parking
- Rural, quiet location, whilst within easy reach of local amenities, found within Saham Toney and Watton







M&B



# Heather Cottage Bridge Lane Hills Road

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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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## Location

Bridge Lane, Hills Road, Saham Hills is a charming residential spot tucked within the peaceful Norfolk countryside. The lane enjoys a lovely rural outlook while still being close to nearby communities. Just a stone's throw away lies the larger village of Saham Toney, which offers a welcoming community atmosphere, and only a couple of miles further on is the bustling market town of Watton, where residents will find a good selection of everyday amenities including supermarkets, independent shops, cafés, pubs, and practical services.

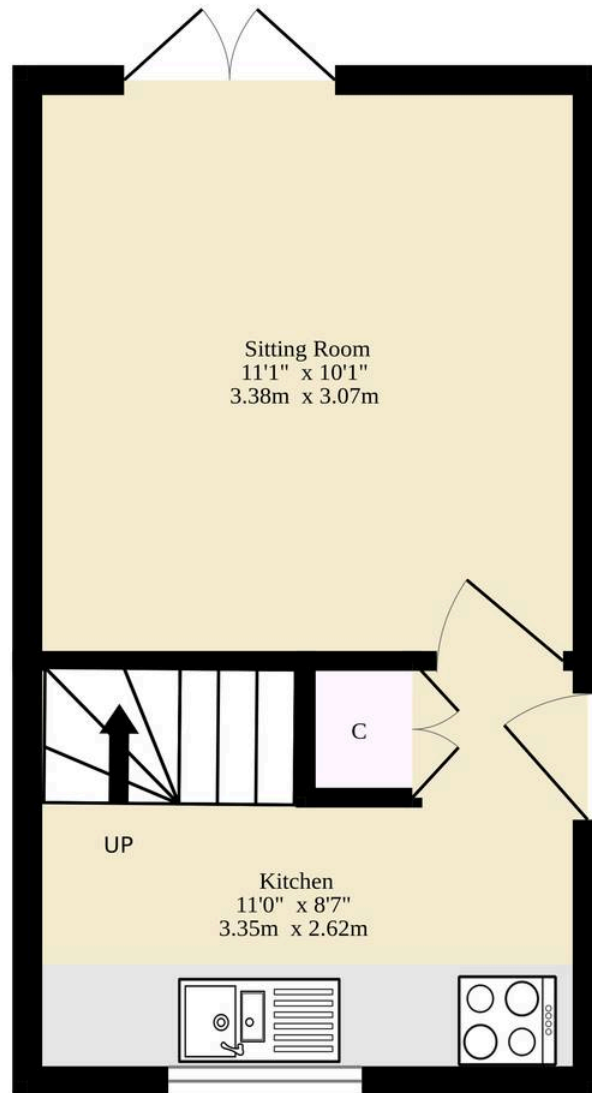
Families are well served by local schools: Saham Toney Primary is within easy reach, while older children have access to secondary schooling in Watton. Healthcare needs are also catered for nearby, with GP practices and dental surgeries based in Watton, and larger medical facilities accessible in surrounding towns.

Transport links are convenient for such a rural setting—local bus services connect Saham Hills with Watton and neighbouring villages, while road access opens easily towards Attleborough, Swaffham, and Norwich. Rail travel is available from stations in Attleborough or Thetford, offering routes to both Cambridge and Norwich. For those who value countryside living with practical connections, Bridge Lane

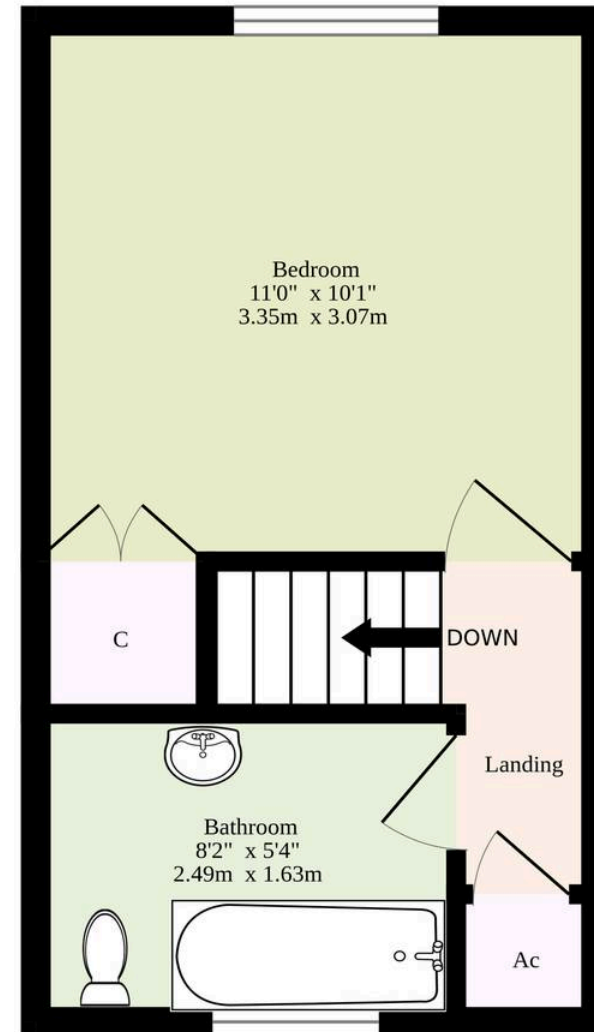




**Ground Floor**  
208 sq.ft. (19.3 sq.m.) approx.



**1st Floor**  
175 sq.ft. (16.3 sq.m.) approx.



**TOTAL FLOOR AREA : 383 sq.ft. (35.6 sq.m.) approx.**

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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