



98 Hills Road, Saham Hills  
Thetford

Minors & Brady



# 98 Hills Road

Saham Hills, Thetford

Set in the sought-after village of Saham Hills with views across open fields, this Victorian semi-detached cottage offers spacious and versatile family living. The ground floor features a dual-aspect living room, a kitchen with fitted cabinetry, a ceramic hob, integrated double oven and space for your own appliances, plus a utility room and cloakroom. Upstairs, four well-proportioned bedrooms and a four-piece family bathroom provide flexibility for family or guests. Outside, a large garden with a patio, sweeping lawn and space for a shed or summerhouse overlooks the surrounding countryside. A garage and off-road parking complete this practical, country home.

- Victorian semi-detached cottage set in the sought-after village of Saham Hills with views across open countryside
- Four well-proportioned bedrooms offering flexible accommodation for family living, working from home, or guest rooms
- Bright dual-aspect living room featuring large windows and exposed beams that add character and warmth
- Separate utility room providing space for additional storage and laundry appliances
- Spacious four-piece family bathroom with both a bath and a separate shower
- Large rear garden with a patio for seating, a sweeping lawn, and room for a shed or summerhouse
- Peaceful rural setting with easy access to local amenities, transport links, and the wider Norfolk countryside





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Saham Hills, Thetford

## Location

Hills Road runs through Saham Hills, a quiet rural area in Norfolk, just outside the village of Saham Toney. The surroundings are predominantly open countryside, with gently rolling fields and patches of woodland, giving the area a distinctly peaceful, village-edge feel. While Hills Road itself is mostly residential and doesn't have shops along it, everyday amenities are easily accessible in nearby Saham Toney, which has a small selection of local shops, a village pub, a community hall, and a church. For more extensive shopping, services, and leisure options, residents typically travel to Watton, about 2 miles away, which provides supermarkets, cafés, independent shops, healthcare services, and schools. The nearest primary school is Parker's Church of England Primary School in Saham Toney, with secondary education available at Wayland Academy in Watton.

The area is well-suited to a countryside lifestyle: walking, cycling, and enjoying outdoor space are central to daily life. Surrounding villages such as Ashill, Ovington, and Rocklands offer additional small-community charm, while larger towns like Swaffham and Thetford are within reasonable driving distance for broader shopping, employment, and transport links. The combination of rural tranquillity with convenient access to schools, shops, and nearby towns makes Hills Road a sought-after location for those seeking a balanced village-countryside lifestyle.



M&B

# 98 Hills Road

Saham Hills, Thetford

Set in a peaceful rural position with views across open fields, the home is perfectly placed for enjoying the slower pace of village life, while remaining within easy reach of local amenities and transport links.

The ground floor welcomes you with an entrance porch leading into a bright, dual-aspect living room. Large windows and exposed beams create a warm, characterful setting, perfect for relaxing or entertaining.

The kitchen/dining room is fitted with stylish cabinetry, a ceramic hob, integrated double oven, and thoughtfully designed areas for your own appliances. A separate utility room provides space for additional storage and laundry appliances, while a convenient downstairs cloakroom completes the practical layout.

Upstairs, four well-proportioned bedrooms offer flexibility for family living, working from home, or guest accommodation. The spacious four-piece family bathroom, with both a bath and separate shower, combines comfort with everyday functionality.



**M&B**

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Outside, the property enjoys a large rear garden with a patio for seating, a sweeping lawn, and ample space for a shed or summerhouse, all overlooking the peaceful surrounding fields. A garage and off-road parking provide further convenience.

With generous accommodation, a desirable village location, and a large plot, this home presents a wonderful opportunity to embrace the Norfolk countryside lifestyle.

## Agents Note

Freehold

Connected to all mains services.

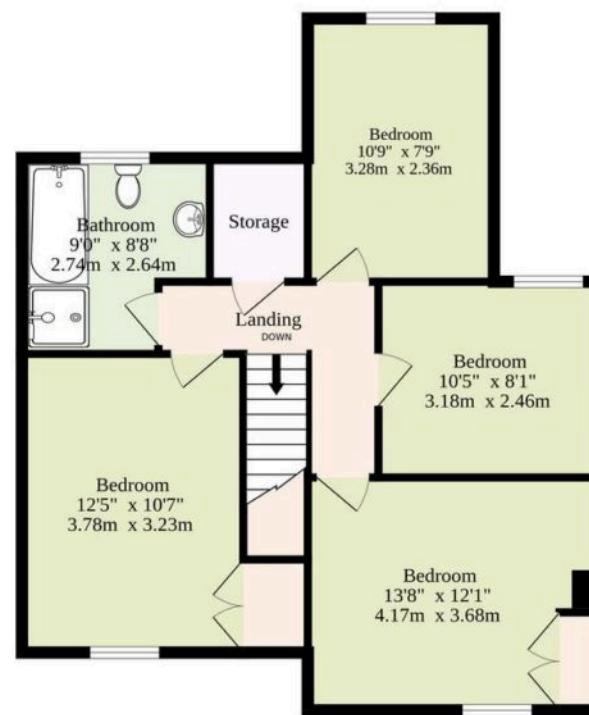
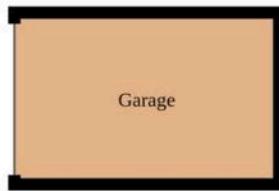
Please note that the images in this advertisement have been digitally staged using AI. We recommend arranging a viewing to fully assess the space and its features.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
694 sq.ft. (64.5 sq.m.) approx.

**1st Floor**  
587 sq.ft. (54.5 sq.m.) approx.



Total Sqft Does Not Include The Garage

**TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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