

THE STORY OF

# 40 Bell Lane

*Saham Toney, Norfolk*

**SOWERBYS**



- Highly Versatile Detached Chalet Bungalow
- Corner Plot Within Popular Village
- Three Bedrooms, Two with En-Suites
- Two Reception Rooms and a Conservatory
- Scope to Convert Loft Space into Additional Accommodation (STPP)
- Well-Appointed Kitchen and Utility Room with Cloakroom to the Rear
- Enclosed South Facing Rear Garden
- Garage and Driveway
- No Onward Chain



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## 40 Bell Lane

Saham Toney, Norfolk,  
IP25 7HD

This spacious chalet bungalow is situated on a corner plot; with wrap around gardens to three sides. Situated in the highly regarded village of Saham Toney. The property was built to a high standard almost thirty years ago by renowned home builders, Bennett Homes, and has been well-maintained in the following years.

The versatile design of this home offers highly flexible accommodation, boasting three bedrooms over two floors, two en-suites and a family bathroom. The living accommodation features a well-proportioned hallway, a well-appointed kitchen, a utility room with a cloakroom to the rear, a delightful 'L' shaped sitting room, dining room and a conservatory. Providing plenty of room for all your lifestyle needs.

As you step inside, you'll immediately notice the generous proportions and the well-thought-out layout. The spacious rooms offer versatility and adaptability, allowing you to create different living areas to suit your preferences and requirements.

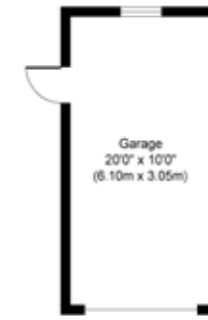
The property features two en-suite bedrooms, one on each floor, providing a touch of luxury and convenience. The additional family bathroom ensures that there is ample space for everyone

to comfortably unwind and refresh. A large loft room with access from the landing, provides excellent scope and potential for conversion into additional accommodation, subject to any necessary consents.

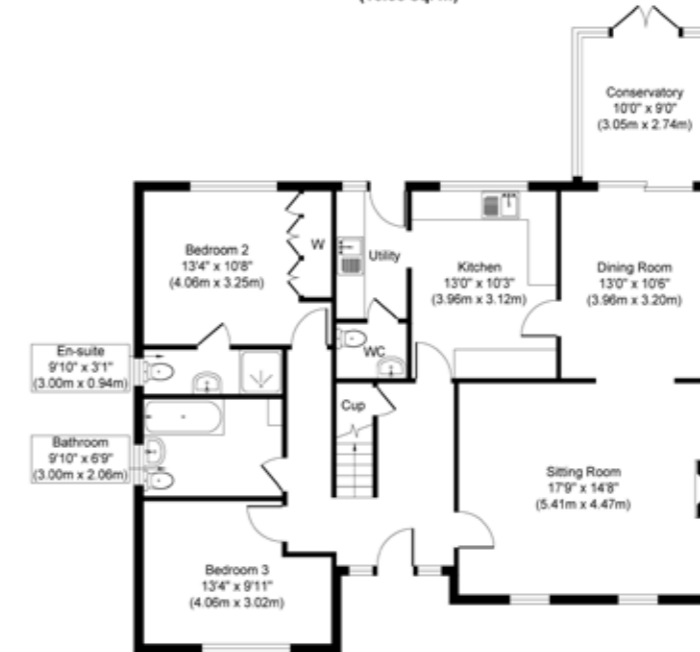
The well-appointed kitchen provides a practical and functional space for culinary endeavours, while the adjacent dining room offers the perfect setting for formal meals or casual gatherings with family and friends.

The sitting room invites you to relax and unwind, offering a cosy and comfortable space for entertainment or quiet evenings spent by the fireplace. The conservatory, with its abundance of natural light, extends the living space and provides a tranquil area to enjoy the beauty and privacy of the rear gardens. Even if the English weather gets in the way.

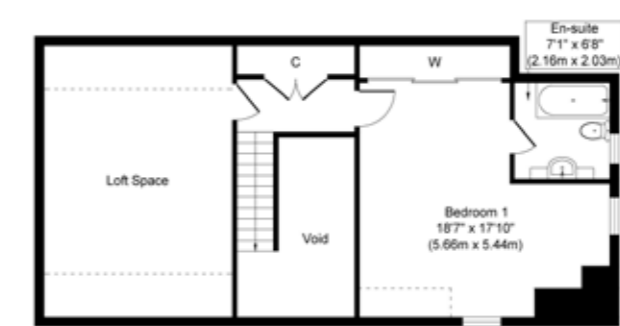
Externally, the property features well-maintained gardens, providing a peaceful retreat and space for outdoor activities and entertaining. To the rear of the property you will discover a garage with parking in front, accessed from Amys Close. Double gates also provide access to additional parking to the rear of the garden, which may be perfect for those with caravans, motorhomes or similar.



Garage  
Approximate Floor Area  
200 sq. ft  
(18.58 sq. m)



Ground Floor  
Approximate Floor Area  
1233 sq. ft  
(114.54 sq. m)



First Floor  
Approximate Floor Area  
727 sq. ft  
(67.54 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



# Saham Toney

IN NORFOLK  
IS THE PLACE TO CALL HOME



A true sense of community is found at 'The Old Bell', a fantastic local pub within the beautiful Norfolk village of Saham Toney.

Located in the heart of Breckland, Saham Toney is surrounded by countryside with many enjoyable areas to explore. The village also has a Church of England Primary school.

The Church of St. Georges is a handsome flint building, with beautiful stained-glass windows. The east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864.

A well-used Sports and Social Club offers sports grounds for rugby and cricket matches throughout the year, there is a small bar for members and their guests.

Less than two miles away is the popular

market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Just outside the town, Loch Neaton is believed to be England's only loch, a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.



Note from Sowerbys



Dining room view into conservatory

“... dining room offers the perfect setting for formal meals or casual gatherings with family and friends.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 9637-4423-0200-0030-8296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

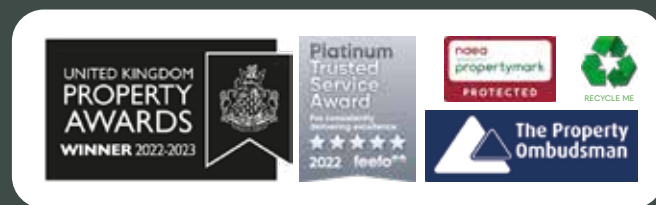
Freehold.

## LOCATION

What3words: ///emporium.archduke.tingled

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