



THE STORY OF

# 5 Neville Close

*Saham Toney, Norfolk*

**SOWERBYS**





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# 5 Neville Close

Saham Toney, Norfolk  
IP25 7HR

●  
Charming Village Setting

Cul-De-Sac Serenity

Modern Kitchen with Spacious Interiors

All Year Round Conservatory

Lush Gardens

No Onward Chain



Positioned in the heart of the picturesque Norfolk village of Saham Toney, this exceptional semi-detached bungalow embodies the epitome of idyllic village living. Offering a harmonious blend of space and comfort, this three-bedroom haven stands as a testament to timeless elegance and modern convenience.

As you approach, the property's quiet cul-de-sac location greets you with a sense of tranquillity. A sprawling double garage and ample off-street parking spaces welcome you, ensuring practicality from the outset.

Step inside, and you'll discover a warm and inviting entrance hall that beckons you further. The heart of this home unfolds before you,

featuring a generously proportioned lounge/dining room adorned with natural light, providing the perfect setting for relaxing evenings or entertaining guests.

The well-appointed kitchen is a culinary enthusiast's dream, offering a wealth of storage and workspace, where you can effortlessly craft your culinary creations. Adjacent to the kitchen, a charming lean-to-style conservatory awaits, beckoning you to unwind and enjoy the garden's beauty all year round.

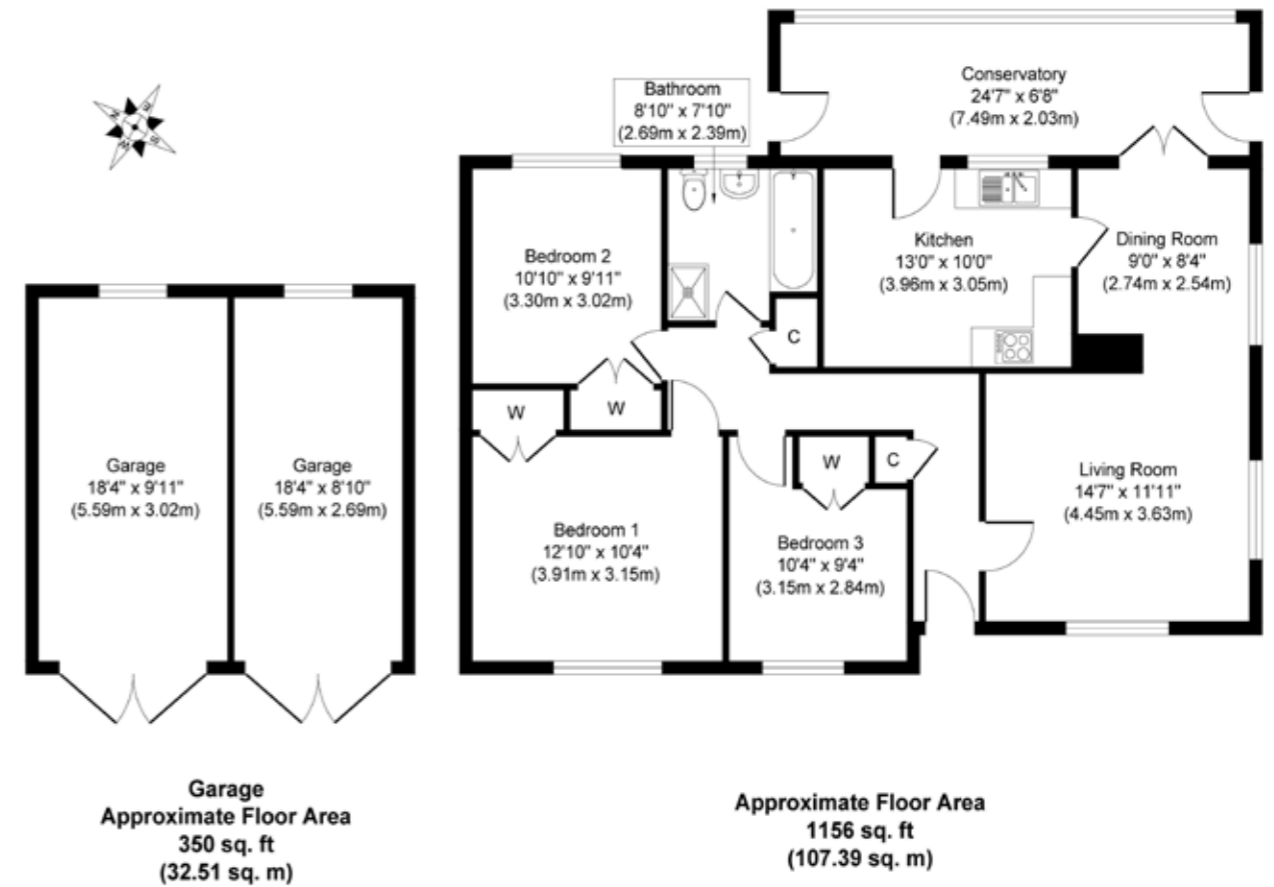
The sleeping quarters comprise three tastefully designed bedrooms, each offering its unique charm. The modern bathroom boasts both style and functionality.

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01953 884522  
watton@sowerbys.com



Externally, you'll find beautifully landscaped gardens, a serene escape for outdoor enthusiasts and garden lovers alike. The property is thoughtfully equipped with efficient gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the seasons.

This Saham Tony gem is offered with the added convenience of no onward chain, making your move seamless and stress-free.



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



Drone Image of Saham Toney

“This home is set in the quaint village of Saham Toney, a lovely peaceful town.”

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## SERVICES CONNECTED

Services to be confirmed.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 2851-2441-1611-4019-1929

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: ///increases.flooding.jetted

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# SOWERBYS



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