



Saddleback Lodge  
Bulls Green Lane | Toft Monks | Norfolk | NR34 0FR

# SECLUDED VILLAGE BUNGALOW



Attractive, three-bedroom bungalow located in a quiet Norfolk village. This well presented home boasts three generous bedrooms, a modern kitchen, a charming garden room and a double garage. The property is located on spacious plot in the heart of a charming village. With the wider amenities of Beccles within striking distance, this lovely home ticks all the right boxes.





# KEY FEATURES

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- A Beautifully Presented and Spacious Detached Bungalow
- Located in the Desirable Village of Toft Monks
- Within a Few Miles of the Popular Market Town of Beccles
- Three Bedrooms; Master with Ensuite
- Three Reception Rooms; Kitchen and Separate Utility Room
- Private and Enclosed Attractive Gardens
- Double Garage and Off Road Parking for Numerous Vehicles
- The Property Extends to 1504sq.ft
- EPC Rating D

There were many features that made this delightful bungalow stand out from the rest when the current owner purchased it 9½ years ago. “The initial draw was the location,” he recounts. “The position of the property is such that although we have neighbours, it feels secluded and private. We also love the tranquillity - having a duck pond to the front gives it such charm.” Situated at the heart of the village, the property is within walking distance of the welcoming local pub as well as the village green where the current owner plays cricket with the village team during the summer.

The bungalow was built in 1999 and the current owner is keen to extol the virtues of the build quality. “It’s an exceptional home and really well built with lots of nice features and a well-planned, secluded plot position.” It’s easy to see what he means; the home boasts underfloor heating throughout that is individually controllable in each room, contributing to a comfortable and customisable living environment. Furthermore, a generous sense of space and natural light permeates throughout the rooms. Consideration has been given to the room layout too, as the owner explains, “Many bungalows blend bedrooms with living areas, but here, the bedrooms are separated from the living space.”

## Step Inside

The property opens into a bright and generous reception area. To the right is a large double aspect living room, with honey-coloured wood flooring and log burner. The current owner had the fireplace installed and the chimney lined around five years ago. They also added a granite fireplace to create a key focal point to the room. The kitchen was recently updated, driven by the owner’s desire to establish a more open-plan layout.







# KEY FEATURES

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An open doorway was introduced between the kitchen and dining room and the units and worktops were replaced with a stunning sage green kitchen from Mulberry Kitchens. The cabinets are beautifully paired with glass splashbacks and white Tristone worktops and feature an undermount sink that has been seamlessly integrated just below the worktop surface for a polished and sleek aesthetic.

There are a range of Siemens integrated appliances too, including a fridge, freezer, wine fridge and dishwasher as well as a five-burner gas Range cooker. A portable matching island unit offers extra workspace as well as an informal seating area. Pale grey floor tiles have been laid throughout the kitchen, dining room and sun room, which seamlessly connect these spaces together. Continuing the kitchen's stunning cabinetry and worktops, the utility room serves as a practical space for white goods and other kitchen items. Full height cabinets have been fitted here and the water softener is also located beneath the sink. Adjoining the kitchen is a well-proportioned dining room. From here double glass doors lead into the attractive garden facing sun room.



This space is a delightful addition to the property, enjoyed year-round with underfloor heating which ensures the room remains warm and welcoming. Currently used as a sitting room, it's versatile for use as an office, dining room or children's playroom. From here, access is provided to the garden.

Three good sized bedrooms are located to the front and left aspect of the property. The principal bedroom features wooden flooring and an ensuite shower room, updated in recent years and fitted with a corner shower and integrated vanity unit with WC.

Bedroom two has been fitted with an integrated cupboard, while bedroom three is currently used as an office, showcasing the property's versatility. The owners have installed a full-length sliding wardrobe in this room, providing considerable storage. This can be easily removed should the room serve a different function in the future.













The family bathroom was updated in recent years and now features an L-shaped shower bath with fully enclosed doors and rainfall shower. The room also boasts a large vanity unit with wash basin, storage cabinets and integrated WC. An LED mirror cabinet with touchless sensor offers further storage.

#### Step outside

The property is sat behind low level hedges to the front. Access to the bungalow is via a wide brick weave driveway to the side of the property. The drive sweeps around and into the rear garden, heading through tall electric gates and concluding at the double garage. There is a large lawn to the front of the property which hosts a central island of decorative shrubs. Moving to the attractive rear garden, a well-tended lawn complements the large patio. An additional seating area has been created on the elevated decking beneath a wooden pergola. There is a raised koi pond with waterfall feature.

The garden is exceptionally secure for children and pets, with privacy ensured by the electric gates and secure perimeter fencing. The double garage, equipped with electric roller doors, offers a spacious boarded loft area which provides convenient storage. Two sheds present further storage for garden items.

#### The Location

Tofts Monk is a small village situated close to the county border with Suffolk. The village is located approximately four miles from Beccles and 14 miles from Lowestoft.

Beccles is a charming market town located on the banks of the River Waveney which enjoys a rich history dating back to the medieval period. The town is known for its marketplace, which remains the focal point for the community, providing visitors with an array of goods and produce. The town centre offers a blend of independent shops, restaurants and other services and is within easy reach of the coast. The River Waveney plays a key role in Beccles' identity, affording opportunities for boating, fishing and leisurely walks along the riverbanks. The Waveney Valley, with its scenic landscapes, is also a delightful area for exploring the natural beauty of the region.

















# INFORMATION

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## On The Doorstep

The small community of Toft Monks can be found only a short distance to the sought after market town of Beccles which offers an extensive range of amenities including leisure, cultural and shopping facilities as well as a main line rail link to London.

## How Far Is It To?

Norwich lies approximately 18 miles North West of Toft Monks and offers a wide range of facilities as well as a main line rail link to London Liverpool Street and international airport. The attractive market town of Beccles is 4 miles South with its large variety of shops and addition train links. Loddon is just over 4 miles away and the Suffolk coastal area of Southwold can be reached within approx. half an hour.

## Directions - Please Scan The QR Code Below

When leaving Beccles head towards Norwich on the A146, when you reach the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Continue along this road until you reach the The Lion Public House and turn left. Follow the road around to the left past a large pond. The property is then immediately on your left.

## What Three Words Location

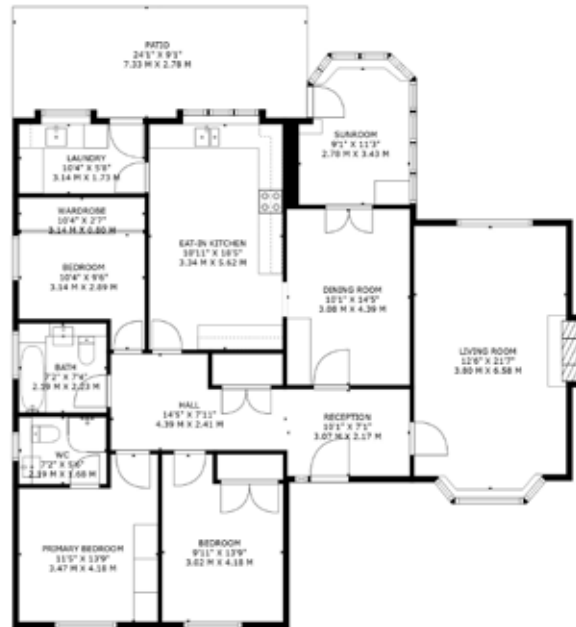
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[///habits.deaf.tutorial](http://habits.deaf.tutorial)

## Services, District Council and Tenure

South Norfolk Council  
Council Tax Band D  
Oil Central Heating - Underfloor  
Mains Drains  
Freehold

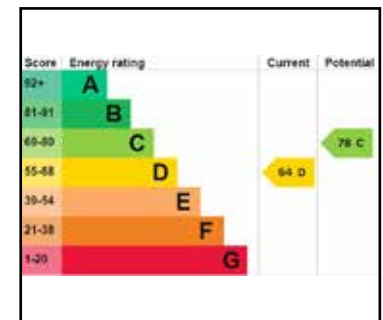






GROSS INTERNAL AREA  
 FLOOR 1: 1504 sq. ft, 140 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 327 sq. ft, 30 m<sup>2</sup>, PATIO: 211 sq. ft, 20 m<sup>2</sup>, FIREPLACE: 6 sq. ft, 1 m<sup>2</sup>  
 TOTAL: 1504 sq. ft, 140 m<sup>2</sup>  
 MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







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