



THE STORY OF
2 Honeybee Grove

Saham Toney, Norfolk

SOWERBYS

S

THE STORY OF

2 Honeybee Grove

Saham Toney, Norfolk
IP25 7FF

Spacious Detached Family Home

Immaculately Presented Throughout

Highly Specified Fixtures and Fittings

Built in 2016 by Renowned Local House
Builders, Clayland County Homes

Four/Five Bedrooms with En-Suite to Principal

Open-Plan Kitchen/Dining Room

Air Source Heat Pump with Underfloor Heating

Delightful Landscaped Gardens

Block Weave Driveway, Garage and Carport

Remaining 10 Year LABC Warranty

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com



“This is our perfect family home,
which has been great for
accommodating get-togethers.”

Situated in a delightful cul-de-sac position, this handsome family home features a striking brick and flint façade. Constructed in 2016 by locally renowned builders and craftsmen, Clayland Country Homes, this property enjoys the remainder of its 10 year LABC warranty.

The highly specified finish is evident throughout the home and includes a highly efficient air source heat pump which provides underfloor heating to the ground floor and radiators on the first

floor. Equally the property's fixtures, fittings and finishes are exemplary and the home can be found in almost immaculate order - both inside and out.

The property enjoys spacious accommodation extending to approximately 2,000 sq.ft. which provides a versatile layout with a blend of open-plan spaces and more intimate rooms to suit a variety of modern family living requirements



On the ground floor, the attractive oak framed porch invites you into the entrance hall and further into this lovely home.

Discover a spacious, yet warm and cosy sitting room, with a feature wood-burning stove inset into an exposed brick fireplace. The perfect place to relax in the evening, you can imagine winding down in the evening with a good film, some movie snacks, and a blanket or two.

Moving through a set of double doors, you discover a highly specified fitted kitchen/ dining room with a host of appliances and stunning granite work surfaces - a great space for family, or for hosting friends.

A conveniently positioned study, from the central hallway, could be used as an occasional fifth bedroom; whilst the ground floor is completed with both a utility room and a cloakroom - with WC.



Moving to the first floor, four spacious double bedrooms await. The principal room enjoys the added convenience of an en-suite shower room, whilst the family bathroom has a free-standing bath sitting centrally, along with a spacious walk-in shower.

To the outside, and the gardens have been beautifully landscaped.

A stone patio wraps around both the rear and side of the home - creating which a great spot for al-fresco dining, whilst the rest of the rear garden is laid-to-lawn.

The car port is highly versatile and sits alongside a garage - approached by a block weave driveway providing ample off-road parking.





First Floor
Approximate Floor Area
1074 sq. ft
(99.81 sq. m)



Ground Floor
Approximate Floor Area
1101 sq. ft
(102.28 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.

Copyright V360 Ltd 2023 | www.houseviz.com

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 the Vendor



"We love travelling to Wells-next-the-Sea, it's great for beach walks - and fish and chips."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, and drainage. Air source heat pump with underfloor heating to the ground floor, radiators to the first floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0943-3813-7292-9606-5261

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: ///relieves.timed.doing

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL