



THE STORY OF

# 9 Ladybird Lane

*Saham Toney, Norfolk*

**SOWERBYS**



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# 9 Ladybird Lane

Saham Toney, Norfolk  
IP25 7FA

Spacious Semi-Detached Home

Built By Locally Renowned Clayland Homes

Three Double Bedrooms, En-Suite to Principal

Kitchen/Dining Room and Utility

Spacious Sitting Room

Air Source Heating

Garage/Workshop and Carport

Ample Driveway Parking

Enclosed Rear Garden

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“A loved family home in a delightful village setting.”

Positioned in a peaceful cul-de-sac, within the delightful village of Saham Toney, you will discover this immaculately presented semi-detached family home which was constructed in 2017 by the renowned house builders and craftsmen Clayland.

The deceptively spacious layout featured three double bedroom accommodation over two floors. A good-sized entrance porch/boot room is just the beginning of this versatile home, furthermore a spacious hall grants access to the ground floor living accommodation and hosts

stairs leading to the first floor landing - and access to a ground floor cloakroom

A delightful kitchen/family dining space is the obvious hub of the home with its granite work surfaces and a host of appliances as one might expect, making the perfect space for families and entertaining.

Leading off from the kitchen is a separate utility room, and completing the ground floor is a spacious sitting room with doors out to the rear garden.









On the first floor you will discover a good-sized landing, around which three bedrooms and a family bathroom are apportioned. The principal bedroom enjoys its own en-suite facility.

Outside and to the front of the property you will find driveway parking for one vehicle, whilst to the rear additional parking is provided, adjacent to the garage and carport. The garage has been upgraded with an automated roller shutter door and portioned to provide a convenient workshop space, although could be easily turned back into a full-sized garage should one wish.

The rear garden is fully enclosed by fencing, as well as the front of the carport being gated allowing for versatile usage for vehicles or - as the current owners prefer - as an undercover entertaining area which is perfect for alfresco dining on those typically British summer days.





First Floor  
Approximate Floor Area  
554 sq. ft  
(51.46 sq. m)



Outbuilding  
Approximate Floor Area  
192 sq. ft  
(17.83 sq. m)



Ground Floor  
Approximate Floor Area  
644 sq. ft  
(59.82 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.

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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



“Our clients have loved utilising the car port as an al-fresco dining spot - perfect in the summer.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

C. Ref:- 0728-5020-7375-5313-5924

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: ///unclaimed.entitles.homes

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# SOWERBYS



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