



THE STORY OF

# Northside

*Saham Toney, Norfolk*

**SOWERBYS**



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Saham Toney, Norfolk  
IP25 7HQ

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Popular Village Location

Detached Bungalow

Accommodation Stretching to 1399 Sq. Ft.

Three Bedrooms

Kitchen/Dining Room

Cosy Sitting Room

Family Bathroom and En-Suite Shower Room

Large Conservatory

Large Front and Rear Garden

Private Driveway

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**SOWERBYS WATTON OFFICE**

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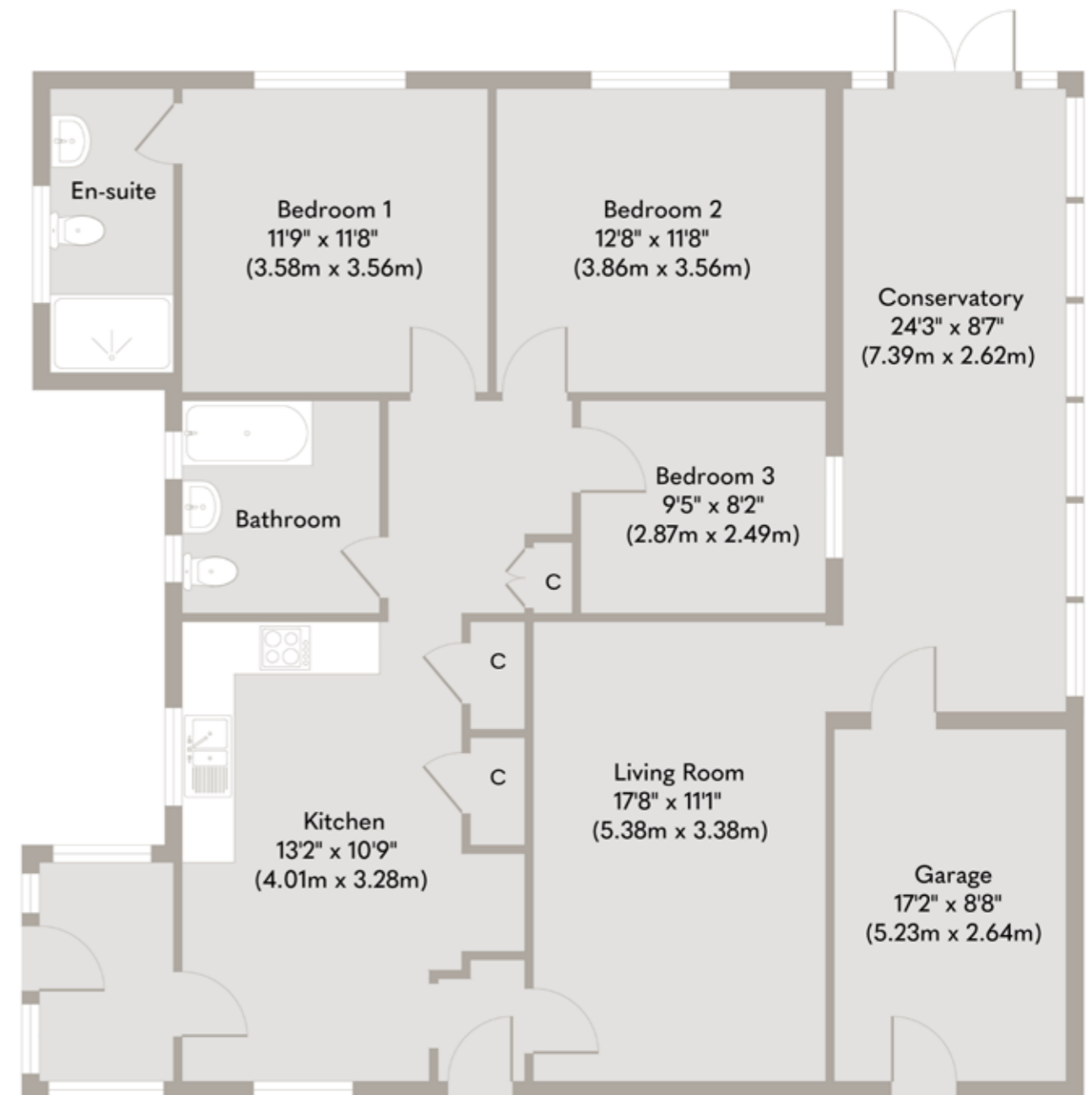
Set within the popular village of Saham Toney is this lovely three-bedroom detached bungalow. The property's entrance porch leads you directly into the living room, or through into the heart of the home - the kitchen/dining room, which is bright and spacious, boasting a range of modern fittings, including ample cupboard space. Large, double-glazed windows flood the space with natural light, while the adjoining side porch provides a practical utility area with plumbing for a washing machine and tumble dryer, and direct access to the garden.

The living room, with its comfortable ambiance and large window overlooking the front garden, flows naturally into the stunning conservatory. Here, you can truly appreciate the beauty of the surrounding landscape, with double doors that open onto the rear garden, inviting you to step outside and enjoy the peaceful surroundings.

Beyond the main living areas, a hallway leads to the bedrooms and family bathroom. The master bedroom, located at the rear of the house, enjoys serene views over the garden and benefits from its own en-suite bathroom, complete with a walk-in shower. The second bedroom is equally spacious, with another large window framing the rear garden, while the third bedroom offers versatility, currently being used as an office.

Outside, the property is approached via a large tarmac driveway that provides ample off-road parking and access to the garage. The front garden is beautifully maintained, featuring a well-kept lawn and a selection of plants and shrubs. The rear garden is a true gem, offering plenty of space for outdoor activities and relaxation. A paved patio area is perfect for al-fresco dining, while a variety of fruit trees, a greenhouse, and a timber storage shed add to the practicality of the outdoor space. The entire garden is enclosed by fencing, ensuring a sense of privacy and security, while the field views beyond create an idyllic backdrop.





Approximate Floor Area  
1399 sq. ft  
(130.01 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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# Saham Toney

A TRUE SENSE  
OF COMMUNITY...

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.

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 the quiet and peaceful atmosphere of our home, especially the wildlife that visits our garden, like squirrels, deer, and birds."



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref: 7039-2429-8109-0888-1296

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: ///clustered.parsnip.stocked

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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 St Martins  
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 mind  
Norfolk and  
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 Cancer  
Charity  
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