



5 bed detached house to buy in

Threxton Road, Saham Toney, Thetford,
Norfolk, IP25 7AB

£455,000 Starting Bid

 x 5  x 1  x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ DETACHED PERIOD FIVE BEDROOM HOME
- ✓ CHARACTER FEATURES SUCH AS CEILING BEAMS, AGA, BUTLERS
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

The Norfolk Agents are pleased to present this detached five bedroom home, occupying an enviable position surrounded by open countryside and enjoying far-reaching field views. This substantial detached period home sits within approximately 0.7 acres (STSM) of grounds and is offered to the market with no onward chain.

ACCOMMODATION

Brimming with character and offering exceptionally versatile accommodation extending to almost 2,800 sq ft, this impressive family home combines generous living spaces with a peaceful rural setting, making it ideal for those seeking a countryside lifestyle without compromise.

The ground floor is centered around a welcoming entrance hall, leading to a spacious sitting room with dual aspect outlooks and views over the surrounding gardens. A separate family room provides additional reception space, perfect for modern family living, while the dining room offers an ideal setting for entertaining. The kitchen enjoys direct access to a conservatory and is complemented by a useful pantry, utility room and ground floor cloakroom.

Upstairs, the property offers four well-proportioned bedrooms, including a particularly generous principle bedroom enjoying delightful rural views. A further study/single bedroom provides flexibility for working from home, alongside a family bathroom and separate WC. Throughout the property are new doors and windows, and the roof has also been replaced.

Offered with no onward chain, this is a rare opportunity to acquire a substantial period home in a sought after rural location with tremendous potential to further improve.

OUTSIDE

Externally, the property truly comes into its own. Set within approximately 0.7 acres (STSM), the enclosed grounds provide extensive lawned gardens, mature planting, fruit trees, and wonderful outdoor space to enjoy the surrounding countryside. The property benefits from uninterrupted field views, creating a peaceful and private setting rarely available. A detached garage, multiple useful outbuildings, greenhouse and ample driveway parking further enhance the property appeal. The garden has deer wire all around the perimeter, making it fully enclosed.

LOCATION

Saham Toney is a popular Norfolk village situated between the historic market town of Swaffham and the larger town of Thetford, offering an attractive blend of countryside living and everyday convenience. The village benefits from a strong sense of community and provides a range of local amenities including a Primary school, village hall, church, a pub (The Old Bell), and recreational facilities. Surrounded by picturesque Norfolk countryside, the area is ideal for walking, cycling and outdoor pursuits, while still offering excellent access to nearby towns. Swaffham, approximately 4 miles away, provides a wide selection of shops, supermarkets, cafes and schooling, while Thetford offers further amenities along with rail services to Norwich, Cambridge and London. Saham Toney also has easy access to the A11.

ADDITIONAL AUCTIONEER COMMENTS:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £455,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

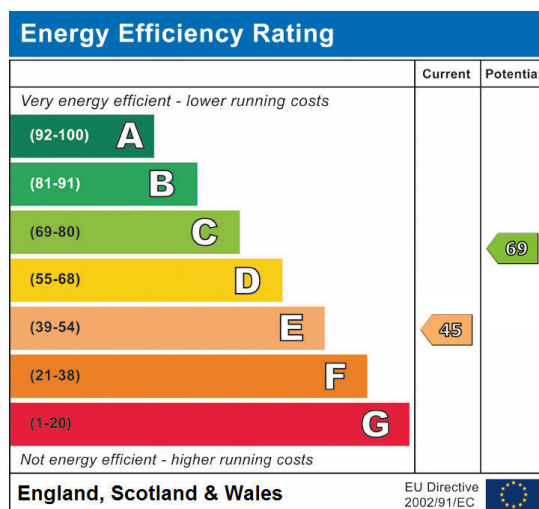
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Threxton Road, Saham Toney, Thetford, Norfolk, IP25 7AB

Contact your local branch today for more information on this property:

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