

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
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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 seperate 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.

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

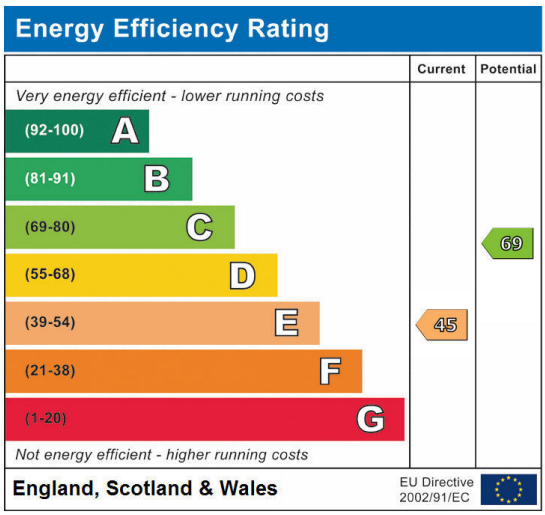
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



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

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