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THE STORY OF
90 Richmond Road
Saham Toney, Norfolk

SOWERBYS



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90 Richmond Road

Saham Toney, Norfolk
IP25 7EU

Detached Dwelling with Additional Building
Plot Sitting on 1/2 Acre Plot (STMS)

Fully Renovated Throughout

Two Reception Rooms

Open Plan Kitchen/Dining Room

Utility Room and Ground Floor WC

Double Garage

Popular Village Location
Generous and Private Plot

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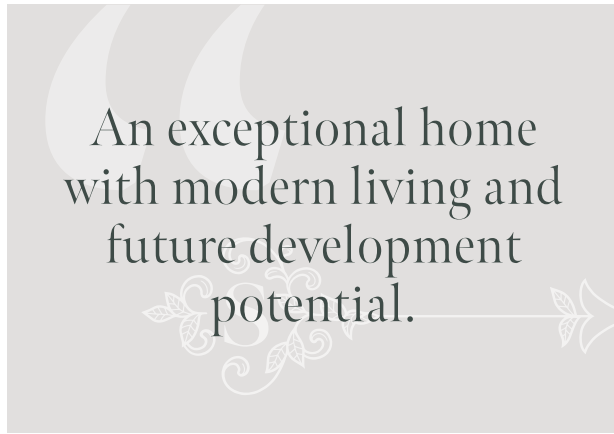


Richmond Road offers a unique opportunity to acquire a fully renovated home in the popular village of Saham Toney, positioned on a generous private plot and further enhanced by planning permission for a single detached dwelling within the grounds. This makes it not only a superb family home but also an attractive option for those seeking future development potential.

The property has been comprehensively modernised, creating a balance between contemporary finishes and practical, versatile spaces. The layout has been designed around everyday family life, with two reception rooms providing flexibility for both relaxation and entertaining, while the open-plan kitchen and dining area forms a natural hub at the heart of the home. A separate utility room and ground floor WC ensure that convenience is built into the flow of the property.

“A fully renovated home on a generous private plot.”

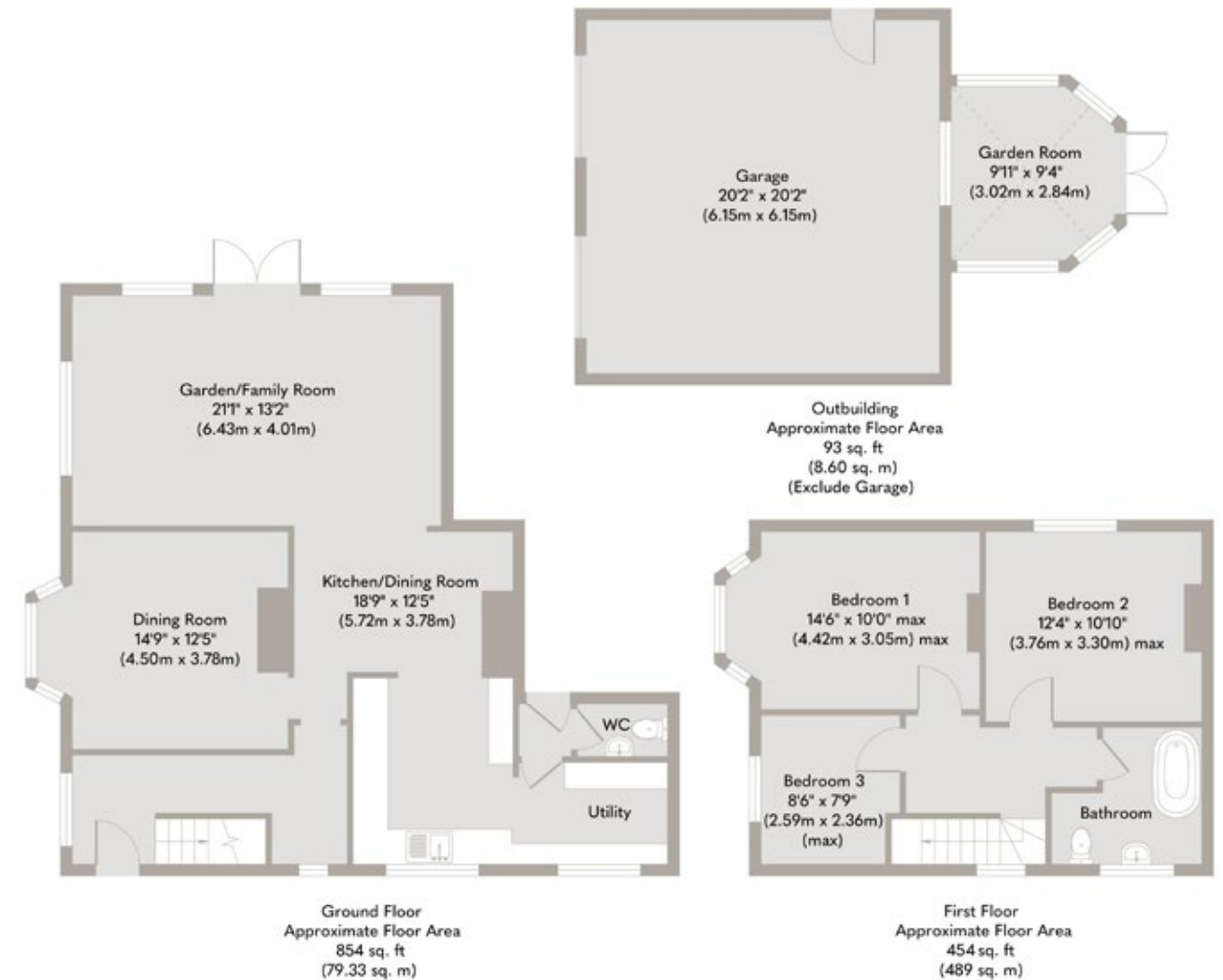
Upstairs, the home provides well-proportioned accommodation, benefiting from the light and space expected in a detached family property. Throughout, the renovation has placed emphasis on quality and functionality, ensuring that the property is ready to move into without the need for further work.



Externally, the house is approached via a wide gated driveway that provides extensive parking, leading to a detached double garage. The gardens are generous and private, offering ample space for family use, entertaining, or simply enjoying the outdoor setting. With the rear and side plots, the property's scale and privacy are key features, giving a sense of space rarely available in such a convenient location.

Situated in Saham Toney, a well-regarded village with a welcoming community, the property combines rural living with accessibility. Local amenities and schools are within easy reach, and nearby Dereham provides a wider range of shops, services, and transport links. The location allows for easy travel across Norfolk, with Norwich, Watton, and other key destinations within straightforward reach.

Richmond Road is an exceptional home in a sought-after setting, offering modern living, generous outdoor space, excellent parking and garaging, and the added benefit of future development potential.



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 Sowerbys



“Generous, private gardens - perfect for family life or entertaining.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0362-2887-7795-2720-2325

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: ///croutons.dreamer.diplomat

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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