



2 Honeybee Grove, Saham Toney

Thetford



Guide Price £475,000
Minors & Brady

2 Honeybee Grove

Saham Toney, Thetford

Guide Price: £475,000 - £525,000. Built in 2016 by renowned local house builders, Clayland County Homes, is this exquisite detached residence within a sought-after neighbourhood of Saham Toney.

- Guide Price: £475,000 - £525,000
- Exquisite detached residence, built in 2016 by renowned local house builders, Clayland County Homes
- Beautiful family home that has been designed to a impeccable standard, with premium fixtures and fittings throughout
- Open-plan kitchen/dining room equipped with contemporary wall and base units, quality integrated appliances, a breakfast bar unit for socialising and a functional utility room
- Grand sitting room filled with an abundance of natural light, inviting relaxation and entertaining, accentuated by a wood burner and French doors
- Versatile ground floor study/bedroom with the option to be a home office or playroom, depending on your own preferences
- Four double bedrooms, a private en-suite and a family bathroom with a luxury four piece suite
- Beautifully landscaped garden featuring a fish pond, that is fully enclosed for privacy and seclusion
- Block-weave driveway providing off-road parking, a carport for sheltered parking and a garage with the potential to convert (stpp)
- Remaining 20 year LABC warranty



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Guide Price: £475,000 - £525,000. Built in 2016 by renowned local house builders, Clayland County Homes, is this exquisite detached residence within a sought-after neighbourhood of Saham Toney. Showcasing impeccable finishes, within its open-plan kitchen/dining room, a grand sitting room accentuated by a wood burner, a versatile study, four double bedrooms, a private en-suite and a luxury family bathroom. Externally, you will find beautifully landscaped gardens, complemented by a block weave driveway, a carport and a garage. Don't miss your chance to make this stunning residence your own and experience the epitome of modern living.

Location

Saham Toney is a picturesque village in Norfolk, located in the Breckland district. Situated about 14.5 miles north of Thetford and 27.3 miles west of Norwich, that offers a wider range of amenities. The village is known for its scenic countryside, historic landmarks like All Saints Church (dating back to the 14th century), and buildings such as the Old Rectory and Manor House. The area is ideal for outdoor activities, with opportunities for walking, cycling, and horse riding. Local amenities include a post office, village hall, and a welcoming pub, making it a great place for your family to live.

Honeybee Grove

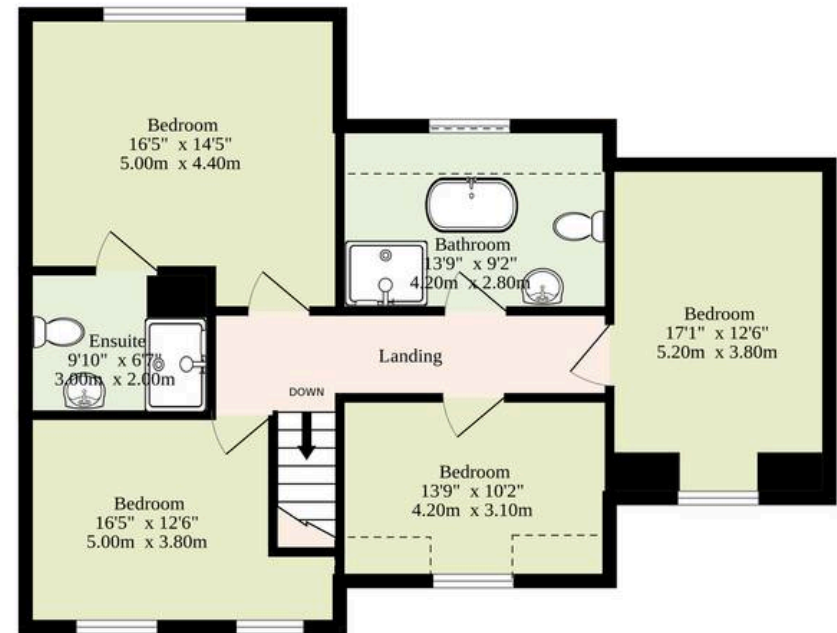
Upon entering this beautiful family home, you are immediately drawn to the meticulous attention to detail that is evident within every corner of the home. The open-plan kitchen/dining room serves as the heart of the home, creating a seamless flow for family living or hosting occasions with loved ones. Here, contemporary wall and base units harmonise effortlessly with quality integrated appliances, enhancing your cooking experience. The presence of a breakfast bar unit and a dining set-up encourages socialising



Ground Floor
1100 sq.ft. (102.2 sq.m.) approx.



1st Floor
1074 sq.ft. (99.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 2174 sq.ft. (202.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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