



94a Richmond Road
Saham Toney, Norfolk, IP25 7EX

BROWN & CO



94a Richmond Road, Saham Toney, Norfolk, IP25 7EX

Four bedroom detached house tucked away in a small new development of just five homes.

This stylish home has been designed with efficiency and quality in mind, with air source heat pump and solar panels and being A rated for energy performance.

£495,000



DESCRIPTION

No. 94A Richmond Road is the last remaining home available within this private development of just five homes. Ready for immediate occupation, this detached family house enjoys an established position, set back from the road in the popular village of Saham Toney, at the heart of Breckland.

The attractive design combines modern build quality with traditional styling, featuring dormer windows to both the front and rear elevations and an oak entrance canopy, which together create a welcoming cottage-style character. Designed with family living in mind, the property offers well-proportioned accommodation and a practical layout, ideal for a variety of buyers.

The accommodation is entered via a welcoming entrance hall, with staircase leading to the first-floor landing and a cloakroom on the ground floor.

The sitting room has a double-aspect and measures 20' with windows to the front and rear providing pleasant views over the enclosed rear garden. The wood-burning stove, set on a limestone hearth, forms an attractive central feature, creating a warm and inviting living space.

The kitchen/dining room, also extending to around 20'0", is fitted with a range of contemporary shaker-style units with Belfast sink

and complemented by quartz worksurfaces and Porcelanosa floor tiles. Integrated Bosch appliances include an eye-level oven and microwave, fridge/freezer and dishwasher, ensuring a modern and practical layout. The room offers generous space for dining and family living.

On the first floor, the property provides four bedrooms. The principal bedroom has an en suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a quality white suite. There will be LVT oak effect flooring on the ground floor except the sitting room which will be carpeted as will the first floor bedrooms.

A gravelled driveway to the front provides ample parking and leads to a detached double garage with electric double up-and-over doors and an EV charging point.

The rear garden is fully enclosed by close-boarded fencing and predominantly laid to lawn, with a paved patio area.

Services Mains water, drainage and electricity are connected, heating is via an air source heat pump supported by solar panels.

LOCATION

Saham Toney sits in the heart of Breckland which is one of the great natural areas of Britain, featuring Thetford Forest, the

Peddars Way, nature reserves and ancient heathland – perfect for cycling, walking, horse-riding, and enjoying the countryside which surrounds the village. Saham Toney has a strong community spirit with the popular Old Bell Public house at the heart of the village, a small primary school and sports and social club. The Richmond Park Golf Club is also close at hand. Being about 1½ miles from Watton with its local shopping and transport facilities. Swaffham is about 8 miles away and there is easy access to communication routes, including the A47 and A11 trunk roads connecting the property with Thetford and beyond. There is also easy access to the North Norfolk coast.

DIRECTIONS

Proceed out of Norwich on the B1108 Watton Road and continue through Barford, Kimberley, Hingham and Scoulton. On entering Watton, continue along the B1108 (Brandon Road) through the centre. Then at the small roundabout take the 3rd exit onto Swaffham Road, which becomes Richmond Road. Continue along this road passing Broom Hall Country Hotel. This becomes Richmond Road after a short distance and immediately after the house known as the Coppice on the left hand side, take the left hand turn into the private drive, where the property will be found on the left hand side just past Richmond Hall.



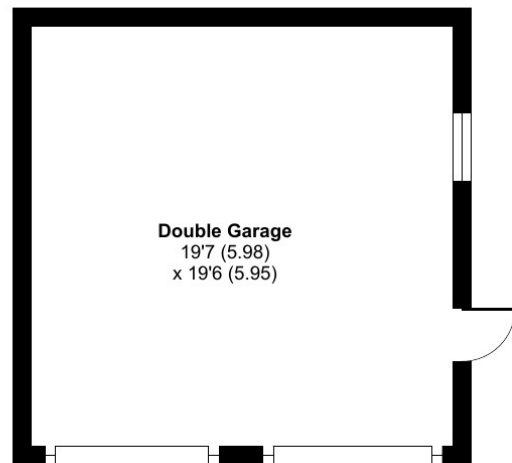
Richmond Road, Saham Toney, Thetford, IP25

Approximate Area = 1442 sq ft / 133.9 sq m

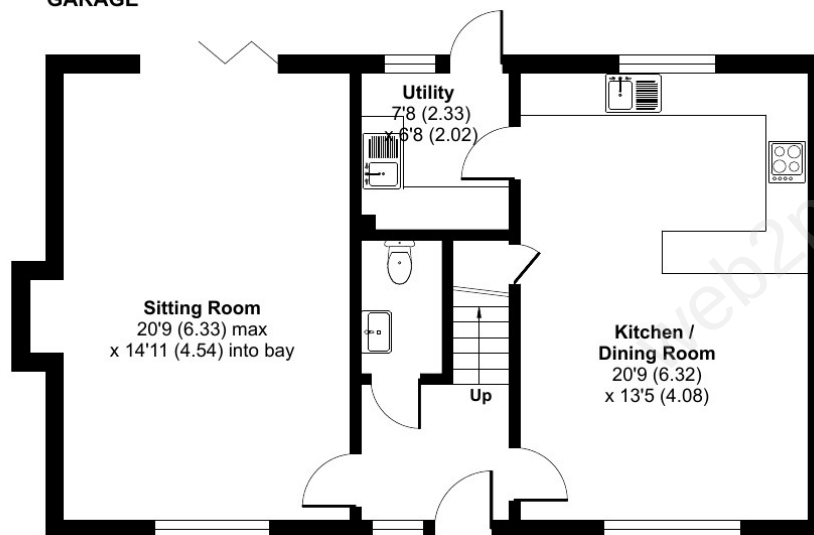
Garage = 383 sq ft / 35.5 sq m

Total = 1825 sq ft / 169.4 sq m

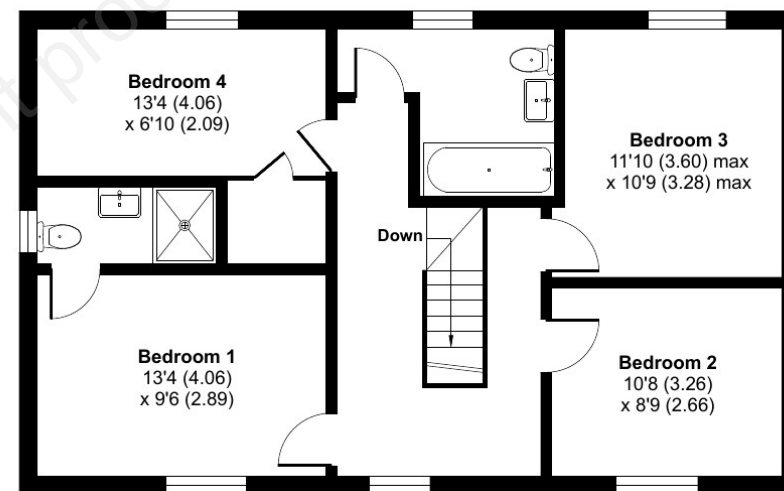
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2025. Produced for Brown & Co. REF: 1345736

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



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