



Introducing  
Richmond Road  
Saham Toney

**SOWERBYS**

Upon arrival to the property, prospective tenants are immediately welcomed in to the grand entrance hall which leads to the sprawling ground floor accommodation. Home to a wealth of both cupboard and worktop units in addition to a central island, the contemporary fitted kitchen is ideal for those looking to display their culinary skills. Offered with an integral electric oven, hob, grill, microwave and fridge freezer, the kitchen has designated space for a dishwasher. An open plan dining area allows for reception throughout all times of the day.

Flooded with natural light, the extensive sitting room, complete with a log burner, provides versatile dimensions for all desired furnishings. The reception space is extended further in the form of conservatory which enjoys an aspect of the beautifully landscaped enclosed garden.

Accessible from the entrance hall, a cloakroom comprising a shower, wash basin and WC has plumbing for a washing machine to be installed. Located on the ground floor, the fifth bedroom has the versatility to be utilised as an office/study, perfect for those working remotely.

Stairs in the entrance hall lead prospective tenants to the first floor bedroom and bathroom accommodation.

The primary bedroom is a spacious double room benefiting from the luxury of an en-suite comprising a shower over bath, dual wash basin, WC and a heated towel rail. Both the second and third bedrooms within the property are generous double rooms which, benefiting from fitted cupboards, enjoy an aspect out over the private enclosed garden. The fourth bedroom is another comfortable double room allowing for traditional furnishings. Complimenting the bedrooms, the main bathroom features a shower over bath, wash basin and WC.

Externally, the property is approached via a gravel driveway which providing parking for up to five vehicles, leads to a double garage with electric supply. The beautifully landscaped surrounding gardens feature low maintenance lawns, a timber structure summer house, a glass house and an array of mature shrubbery.

Available now on an initial 12 month tenancy.

#### **SAHAM TONEY**

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.

#### **AGENTS NOTES**

Unfurnished  
Available Now  
Oil Central Heating  
Pets By Negotiation  
12 Month Initial Tenancy

#### **COUNCIL TAX**

Band E.

#### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

#### **LOCATION**

What3Words: [///scope.lucky.gratitude](https://www.what3words.com/scope.lucky.gratitude)







# 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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