



Introducing
Neville Close, Saham Toney

SOWERBYS

Having undergone a full renovation, this one-bedroom bungalow showcases a stylish and contemporary finish throughout. Tucked away in a peaceful cul-de-sac setting, the property offers idyllic village living while remaining just a short journey from Watton's thriving market town. Available from January, the home is offered on an initial 12-month tenancy.

The modern fitted kitchen features an abundance of cupboard and worktop space, ideal for those who enjoy cooking and entertaining. An open-plan dining area provides the perfect reception space while meals are prepared, and benefits from French doors leading through to the conservatory.

The cosy sitting room offers generous proportions to comfortably accommodate all desired furnishings, making it an inviting space to relax during the winter months. The well-sized double bedroom provides versatile dimensions suitable for traditional bedroom furniture. Completing the interior, the contemporary bathroom includes a shower over the bath, wash basin, and WC.

Externally, the property benefits from a neighbouring gravel driveway providing parking for two vehicles. The private, enclosed garden is designed for low maintenance and features a lawn, patio area, and mature planting.

SAHAM TONEY

A true sense of community is found 'The Old Bell', at 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.

Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

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

12-month initial tenancy.

Gas central heating.

Available January.

Unfurnished.

No pets.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. 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: ///skippers.deduced.occupiers



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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