

## West End, Saxlingham Thorpe

Guide Price £750,000-£800,000

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Individually designed and built approximately 16 years ago, this property was constructed with great care and attention to detail to maximise space, light, and functionality within the layout. Careful craftsmanship was a priority, with a strong emphasis on using high-quality fixtures and fittings. The house is of traditional brick and block cavity wall construction under a pitched pantile roof, complete with oak-framed windows and doors. Heating is provided by a modern, energy-efficient air source heat pump (installed in January 2026), with underfloor heating on the ground floor and radiators on the first floor. Coupled with solar panels for hot water top up and high insulation levels, this is an exceptionally energy-efficient property designed to reduce both consumption costs and maintenance commitments.

## Key Features

- GUIDE PRICE £750,000-£800,000
- Over 2,000 sq ft
- Grounds extending to 1 acre
- Individually built and situated
- High specification & immaculately presented
- Cart lodge with self-contained annexe accommodation
- Solar panels & air source heat pump (installed 2026)
- Development potential (STPP)
- Outbuildings
- Council Tax Band E - Freehold - EPC Rating C

