



Sunny Meadow

HOMES IN SAHAM TONEY

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Sunny Meadow

Sunny Meadow Close, Ploughboy Lane, Saham Toney,
Norfolk, IP25 7FX

Just Two Generous Detached Bungalows

Three Bedrooms Plus Separate
Study / Bedroom Four

Principal Bedroom with En-Suite

Generous Kitchen and Dining Room

Separate Utility Room and Pantry

Separate Sitting Room

High-Quality Contemporary Specification

Air-Source Heat Pump with Underfloor Heating

Integrated Appliances and Quartz Worktops

Generous North-West-Facing Rear
Gardens and Terracing

Single Garage to Plot 1 | Double Garage to Plot 2

Quiet Cul-de-Sac Setting off Ploughboy Lane

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Set back from Ploughboy Lane and approached along a shared private driveway, Sunny Meadow is a small development of just five individual new homes, arranged around a quiet cul-de-sac.

With only two bungalows forming part of the scheme, these are particularly generous single-storey homes, combining space, a strong specification and a layout designed for modern everyday living.

At the heart of each home is a generous kitchen and dining room, providing the sociable space that so often matters most. This is complemented by both a separate utility room and a pantry, keeping the practical elements away from the main living space, while a separate sitting room provides somewhere to retreat to. The specification is equally considered, with quartz worktops, integrated appliances including a double oven, dishwasher, fridge/freezer and wine cooler, together with LVT flooring.

The accommodation offers three bedrooms alongside a separate study, giving buyers the flexibility to use the space as a dedicated home office, an occasional fourth bedroom or simply an additional room to suit their lifestyle. The principal bedroom benefits from its own en-suite, while the family bathroom continues the strong level of finish found throughout the home. The floorplan confirms a particularly generous single-storey design, extending to around 186 sq. m. / 2,002 sq. ft.

Importantly, the quality is not confined to the more obvious finishes. Underfloor heating powered by an air source heat pump, individual thermostatic controls and high levels of insulation all contribute to homes designed with comfort and efficiency in mind.

Outside, both properties continue the sense of space, with generous enclosed north-west-facing rear gardens and ample terracing immediately adjoining the homes. Their orientation, coupled with the single-storey design, allows the gardens to capture the sun through much of the day and into the evening, while Plot 2 is particularly notable for the scale of its garden.

Both homes offer excellent off-road parking, with Plot 1 complemented by a single garage and Plot 2 by a double garage.

For buyers looking for the ease of single-storey living without compromising on room sizes, storage, entertaining or outside space, the two bungalows at Sunny Meadow offer a relatively rare combination: substantial new homes, a high level of finish and a discreet setting within this small Saham Toney development.



Specification

Sunny Meadow has been designed and built to reflect the high standards associated with Jones Country Homes, where quality of finish and attention to detail are evident throughout. Traditional construction is complemented by a carefully selected contemporary specification, with particular emphasis placed on the kitchens, bathrooms and internal finishes.

External Finishes and Construction

- Traditional Construction – Quality brick and block construction, creating substantial homes designed with longevity in mind.
- Contemporary Detailing – Smart black UPVC windows and external doors provide a crisp, modern contrast to the traditional construction.
- Landscaped Gardens – Gardens will be seeded, with rear boundary fencing provided.
- Outdoor Living – Generous paved terraces to the rear provide a natural extension of the living space and an ideal setting for outside dining and entertaining.
- Paths & Access – Paved pathways to the front and rear where appropriate.
- Private Parking – Shingle driveways provide ample off-road parking.
- Garaging – Garages are finished with electric doors together with power and lighting.
- Practical Outside Details – External power points, outside water taps and sensor lighting complete the exterior specification.

Internal Finishes

- Contemporary Flooring – Luxury Vinyl Tile flooring provides a smart yet practical finish to the entrance hallway, study and ground-floor cloakroom.
- Kitchen & Utility Flooring – Luxury Vinyl Tile flooring continues through the kitchen and utility areas, creating a durable and cohesive finish.
- Carpets – Comfortable carpeting to the remaining rooms, with a choice of colour available depending upon the stage of construction.
- Indoor/Outdoor Connection – Bi-folding doors open the principal living space directly onto the garden and terrace.
- Considered Lighting – LED lighting to the kitchen, bathrooms and en-suites adds to the clean contemporary finish.
- Bedroom Comfort – Purge heat extraction fans are provided to all bedrooms.

Depending upon the stage of construction, purchasers may also have the opportunity to make a number of personal choices, allowing some of the finishes within their new home to reflect their own individual style.

Kitchens & Utility Rooms

- Choice of Kitchen Finish – A wide selection of kitchen unit colours is available, depending upon the stage of construction.
- Quartz Work Surfaces – Quartz worktops and matching upstands provide a durable and high-quality finish, with a choice available depending upon build stage.
- Integrated Appliances – A comprehensive appliance package includes a double oven, venting hob, dishwasher, fridge/freezer and wine cooler.
- Practical Details – Integrated waste and recycling bins keep the kitchen streamlined and uncluttered.
- Sink & Tap – Inset stainless steel sink complemented by a contemporary tap.
- Quality Flooring – Luxury Vinyl Tile flooring provides an attractive and practical finish to both the kitchen and utility room.

Bathrooms, En-Suites & Cloakrooms

- Contemporary Bathrooms & En-suites – Carefully selected fittings and finishes create clean, modern spaces designed for everyday use.
- Choice of Tiling – A choice of wall and floor tile colours is available depending upon the stage of construction, providing an opportunity to personalise the finish.
- Wall-Hung Vanity Units – Contemporary wall-hung vanity units and taps combine useful storage with a streamlined appearance.
- Statement Baths – Freestanding stone resin baths are complemented by wall-mounted taps.
- LED Mirrors – Bathrooms are finished with contemporary LED mirrors, adding both practical lighting and a polished finishing touch.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Saham Toney

A TRUE SENSE
OF COMMUNITY...

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.



Note from Sowerbys



“A small, select development offering a sense of privacy and space.”



SERVICES CONNECTED

Heating via air source heat pump and underfloor heating.
Mains water, electricity and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

Predicted B-Rated Energy Efficiency.

TENURE

Freehold.

LOCATION

What3words: ///notion.proceeds.yelled

AGENT’S NOTE

Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

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