

Individual New Bungalow in Cley Lane, Saham Toney, Norfolk
Guide Price £295,000



Plot 1 Cley Lane, Saham Toney



Site Overview

This is a new build bungalow, still under construction, situated in the village of Saham Toney on a small exclusive development of just 2 bungalows. Designed in-house by Clayland Consulting this very individual new home has traditional Norfolk brick and flint features which offer a cottage feel but with all the advantages of new building techniques. We do not anticipate that the property will be completed until August 2010.

Clayland Homes specialise in traditional country homes full of character and quality either as individual properties or within small, exclusive developments. Stylish kitchens, luxury bathrooms and modern, built-in appliances are a feature of all our homes and we pride ourselves in the excellence of our craftsmanship and the quality of our materials. We are an independent business and can offer our prospective home owners a high degree of personal service.

The property is situated off the road and accessed by a short driveway, it consists of a sitting room, large kitchen and dining area, utility room 3 double bedrooms, the master with en-suite, and a family bathroom. It is double glazed throughout. Outside there will be an oversized integral garage, shingle driveway and the garden will be laid to lawn.

Detailed Description

Internal floor area 134m²

Flat ceilings with coving, electric sockets and telephone points throughout

'L' Shaped Entrance Hall

UPVC entrance door with feature glass, large 'L' shaped hallway, storage cupboard.

Bevelled glass double doors to:-

Sitting Room 5.90m x 4.00m (19'8" x 13'4")

Two UPVC double glazed windows to front. Feature fireplace. 2 ceiling lights, 2 x radiators.

Dining Room - 3.40m x 3.10m (11'4" x 10'4")

Glazed double doors to hallway, glazed single door to hallway, radiator, ceiling lights.

UPVC double glazed patio doors to rear.

Through to:

Kitchen - 5.05m x 3.40m (16'10" x 11'4")

UPVC double glazed window to rear aspect. Fully fitted with a matching range of base and eye level units, roll edge worktop. Inset double drainer sink with mixer tap.

Door to:

Utility Room - 1.92m x 3.10m (6'5" x 10'4")

Fitted with matching base units, roll edge worktop, inset stainless steel sink, space with plumbing for washing machine.

UPVC double glazed door to garden, UPVC fire proof door to garage.

Bedroom 1 - 4.10m x 3.70m (13'8" x 12'4")

UPVC double glazed window to side aspect, door to:

En-suite - 1.20m x 3.00m (4' 10')

Double size shower, sink and W.C. glazed tiling. UPVC Double glazed window side aspect.

Bedroom 2 - 4.10m x 2.70m (13'8" x 9')

UPVC Double glazed window to side aspect.

Bedroom 3 - 4.10m x 4.20m (13'8" x 14')

UPVC Double glazed window to side aspect.

Outside

Integral Garage 3.20m x 5.40m (10'8" x 18')

Window to side, door to rear garden. Automatic up-and-over door.

To the front of the property is a shingled driveway providing off parking for 2 or more cars and leading to the garage. Following through the side gate is an enclosed landscaped rear garden and patio.

Outside tap

Oil Central Heating. Mains water and drainage.

Shared shingled access drive to Cley Lane.

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