



THE STORY OF

3 Badger Drive

Watton, Norfolk

SOWERBYS



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3 Badger Drive

Watton, Thetford, Norfolk
IP25 6ZN

Modern, Detached Family Home

Constructed in 2019, Providing a Seven Year NHBC

Overlooking the Green and Children's Play Area

Located within a Historic Market Town

Three Bedrooms, En-Suite and Family Bathroom

Impressive Living Room and
Modern Kitchen / Breakfast

Single Detached Garage with Off-Road Parking

Enclosed Rear Garden

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“We have such a sunny and cosy, yet modern, home.”

This fabulous, modern detached family home is located within the established development of Hare's Green in the historic market town of Watton - enjoying a great position, overlooking the green and children's playing area.

Constructed in 2019 by the award-winning developers Abel Homes, known specially for their efforts creating energy efficient properties, this home includes modern qualities such as underfloor heating and solar photovoltaic panels

Leading into the property from a central

pathway, mature flowers and shrubs have been planted either side providing colour and encouraging wildlife.

Entering the home into a light and airy hallway, this home benefits from tall windows beside the front door. The living space has been split into two areas. The kitchen/breakfast room overlooks the green to the front and is fitted with modern units and stylish tiled flooring. Furthermore, there is a range of built in appliances including a dishwasher, fridge freezer and wall-mounted oven with the benefits of a gas fired hob.



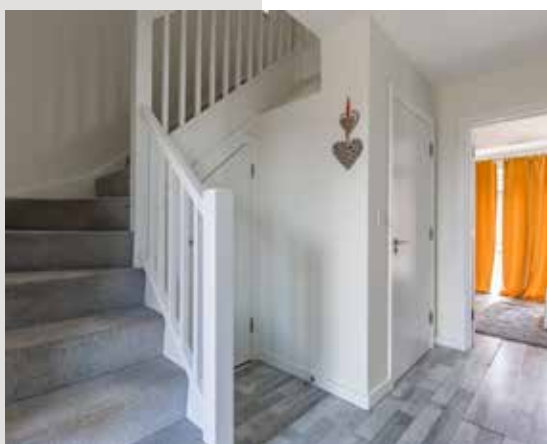


The impressive living room is an ideal space for a family and runs the entire rear of the property and is fitted with patio doors opening to the rear garden. Furthermore, there are glazed doors leading to the driveway to the side. The remaining space downstairs includes storage and a cloakroom.

The first floor has a total of three bedrooms, the principal suite has a fitted en-suite with space for larger fitted wardrobe. The remaining two share the family bathroom and all bedrooms provide a double space.

“Our living room is huge and provides such easy access to the garden.”

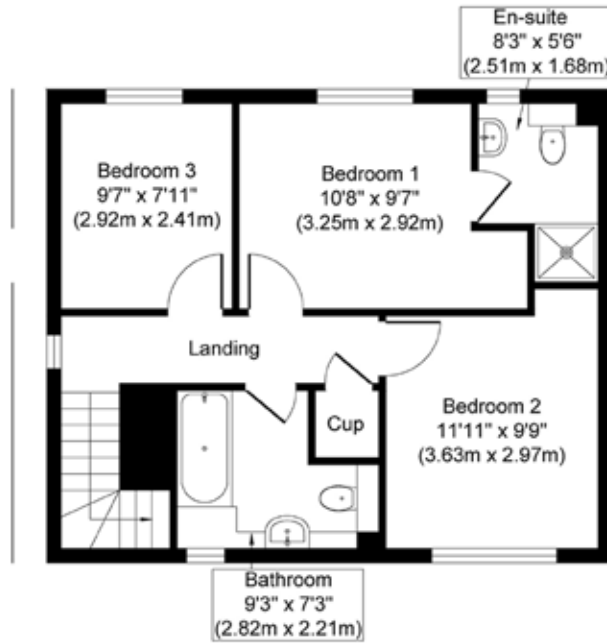
The property is accessed from Badgers Drive and only provides access to two further properties, benefiting from no through traffic. The front offers a shingled driveway and leads to the single detached garage, providing off road parking. The rear garden offers any prospective buyer a blank canvas, currently there is a paved patio immediately upon entering the garden with a pathway leading to the single garage and is fully enclosed by panelled fencing.



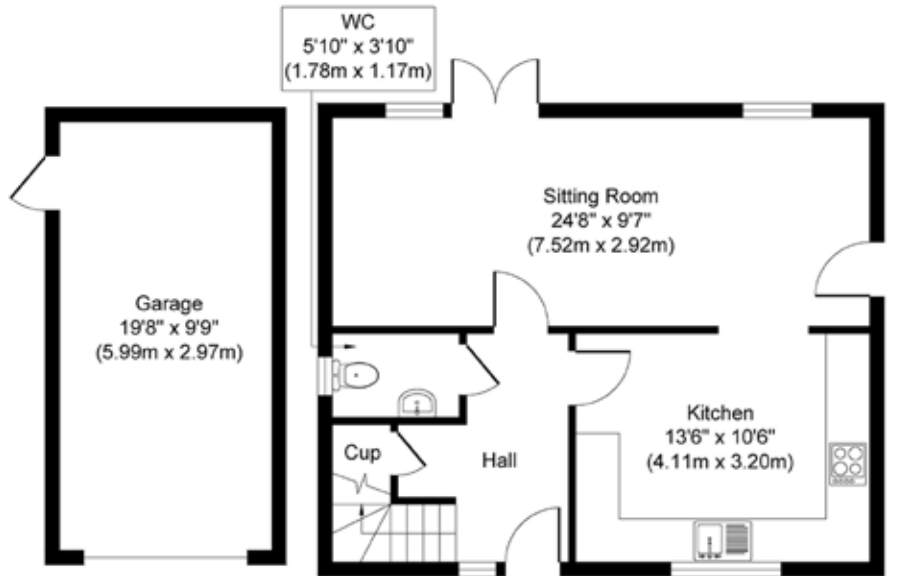








First Floor
Approximate Floor Area
503 sq. ft
(46.73 sq. m)



Garage
Approximate Floor Area
191 sq. ft
(17.74 sq. m)

Ground Floor
Approximate Floor Area
503 sq. ft
(46.73 sq. m)

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.

ALL THE REASONS



Watton

IN NORFOLK
IS THE PLACE TO CALL HOME



Located in the heart of Breckland and with a curious history, Watton is one of south Norfolk's best-kept secrets and is well serviced 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.

Noted in the Domesday Book as 'Wodtune and Watone', the name said to derive from 'Wada's farm' and became known as Watton in the 11th century. In 1674, a devastating fire broke out in the town, and when it was subsequently rebuilt a distinctive clock tower with a bell – known as Ting Tang – was constructed to act as an alarm in the event of another calamity. The tower bears Watton's coat of arms, a hare which is known as a 'wat' in the local dialect and a barrel (ton) – at Ting Tang's base, two studded doors once served as the town's overnight holding cell.

Just outside the town, Loch Neaton is believed to be England's only loch. In 1875, Scottish railway workers excavated land to establish a new railway from Thetford to Watton and the

site filled with water from the River Wissey, forming a lake. A group of Victorian entrepreneurs saw the potential to develop this picturesque spot into a pleasure garden with woodland trails, boats, a bandstand and even winter ice skating. Although the attractions are long gone, the loch is still 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.

Well-exercised, there are several good pubs serving real ales and good grub to recharge your energy – try The Willow House, The Waggon & Horses in nearby Griston or The Old Bell at Saham Toney, north of Watton.

With its many historic and stunning natural landmarks, plus a superb range of properties to discover. Watton is a jewel in Norfolk's rural crown.



Note from the Vendor



“Living in Watton is nice. It’s an old town and very quiet - but has lots of amenities.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

A. Ref:- 8271-7039-6119-3861-0926

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 above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

SOWERBYS



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