



THE STORY OF

4 Forman Close

Watton, Norfolk

SOWERBYS

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Watton, Norfolk
IP25 6XZ

Impressive Modern Family Residence
on an Exclusive Development

Four Double Bedrooms with Three Bathrooms

Spacious Open Plan Kitchen and Living Space

High Specification Finishes Throughout,
Including a Stone Fireplace and Wood-Burner

Enclosed Rear Garden With Terrace
and Timber Storage Shed

Single Garage, Carport, and Additional Parking

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“Cosy up in front of the
wood-burner and relax in a
warm and inviting environment.”

Situated in on an exclusive development in the popular market town of Watton, this remarkable property embodies the essence of comfortable family living.

4 Forman Close is within easy access of the town's amenities and schools, as well as the picturesque countryside, meaning it offers a lifestyle which perfectly balances convenience and natural beauty.

Stepping into this impressive modern

family residence, the meticulous attention to detail and high-quality finishes make this home truly stand out.

Designed with family life in mind, the open plan kitchen and living space provides a seamless flow, ideal for both everyday living and entertaining. The inviting stone fireplace and wood-burner create a warm and cosy ambiance in the main sitting room, while the adjacent study/playroom offers versatility to meet your unique needs.





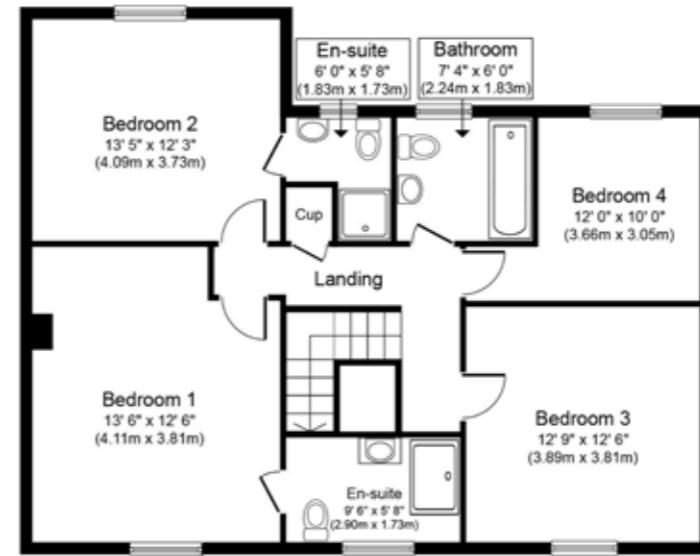
Upstairs, the four spacious bedrooms ensure comfort and privacy. The principal and second bedrooms enjoy the luxury of en-suite facilities, while the remaining bedrooms share a beautifully presented main bathroom. Natural light floods each room, enhancing the overall sense of space and tranquillity.



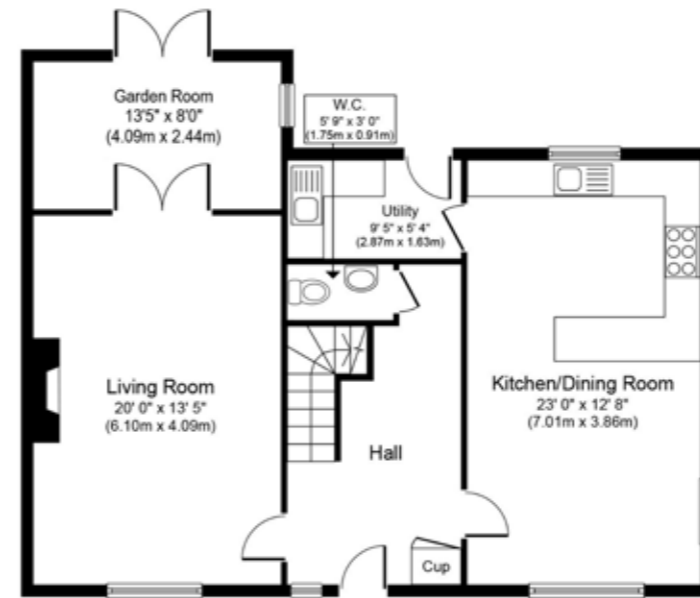
Outside, the low-maintenance garden beckons you to unwind and socialise in your own private oasis. With a desirable west-facing aspect, you can bask in the sun throughout the day. The close-knit community and cul-de-sac location create a safe and welcoming environment..

Experience the best of peaceful town living in this exceptional home, where convenience, beauty, and a strong sense of community combine to create the perfect setting for a family home.

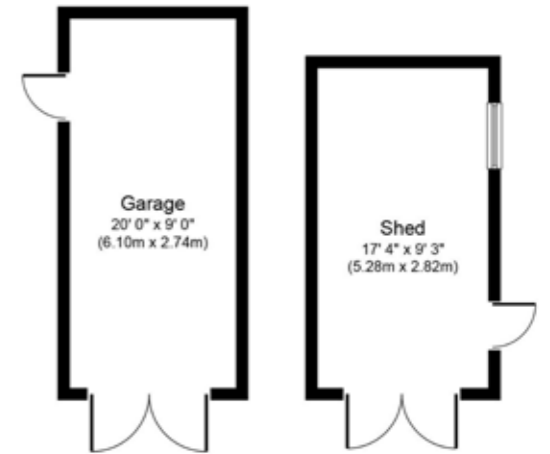




First Floor
Approximate Floor Area
903 sq. ft.
(83.9 sq. m.)



Ground Floor
Approximate Floor Area
903 sq. ft.
(83.9 sq. m.)



Outbuilding
Approximate Floor Area
180 sq. ft.
(16.7 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

IS THE PLACE TO CALL HOME



Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, the popular market

town of Watton has a strong rural community, which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Located in the heart of Breckland, the town is 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. 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 Sowerbys



“This home truly stands out.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8785-7637-3490-9440-7972

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.

LOCATION

What3words: ///ballpoint.points.prepared

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.

SOWERBYS



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