



THE STORY OF
11 Dye Road
Watton, Norfolk

SOWERBYS

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11 Dye Road

Watton, Norfolk,
IP25 6YN

Conveniently Located Within Close
Proximity of the Town Centre

Spacious Kitchen/Dining Room

Breakfast Bar

Utility Room

Downstairs WC

Bright Family Room

Four Double Bedrooms

En-Suite Primary Bedroom

Home Office Option

Lawned Garden and Parking

SOWERBYS WATTON OFFICE

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“A deceptively spacious home...”

Located in the thriving town of Watton, this lovely four bedroom semi-detached town house is just a short walk from all the amenities that are on offer.

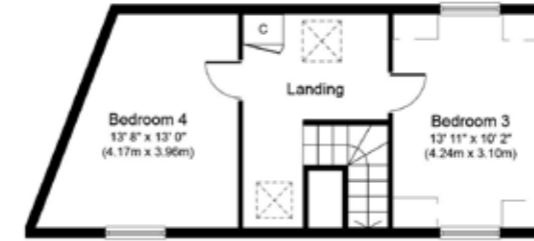
Walking into the property we arrive in an inviting hallway, from which one is naturally drawn in to the bright and airy space of the kitchen/dining room. This is the perfect place to cook up a storm whilst guests sit and chat at the breakfast bar, or perhaps at the table while they enjoy the outlook over the garden. The ground floor also benefits from a separate utility room and a downstairs WC. Internal access to the garage provides an added convenience on

those rainy winter's afternoons when one is returning from the shops.

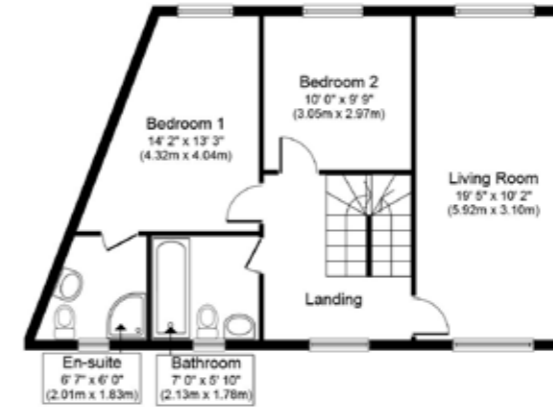
Upstairs, on the first floor there is a large family sitting room with windows to both front and rear aspects; filled with light, it's a great spot to come to read a book or watch a film, no matter the season. There are two double bedrooms, the primary having a private en-suite, whilst the other room is served by the family bathroom on this floor.

Rising up one more flight we find a bright, open landing ideal for a small study area, plus two further double bedrooms, one of which the current owner uses as his work from home office.





Second Floor
Approximate Floor Area
427 sq.ft.
(39.7 sq.m.)



First Floor
Approximate Floor Area
650 sq.ft.
(60.4 sq.m.)



Ground Floor
Approximate Floor Area
650 sq.ft.
(60.3 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.

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The garden to the rear is mainly laid to lawn, with a sunny terrace at the end making the perfect spot for summer dining on warm evenings. To the front is a very easily maintained garden, parking for two cars on the brick driveway and side access to the rear garden.

“There’s a great view out over the green to the front - especially when the cherry blossom is in full flow!”



“Less than a minute from the house I can walk in a traffic-free environment - along a tree-lined footpath, all the way to Griston and back.”



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 the Vendor



Wayland Woods

“Wayland Woods and the Pingo Trail are both great places to explore nearby...”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8594-4864-6839-8107-3263

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: ///degrading.fork.cavalier

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SOWERBYS



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