



THE STORY OF

29 Churchill Close

Watton, Norfolk

SOWERBYS



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29 Churchill Close

Watton, Norfolk,
IP25 6BB



- Detached Bungalow within a Cul-De-Sac Location
- Dual Aspect Sitting Room and a Separate Dining Room
- Conservatory Overlooking the Rear Garden
- Three Bedrooms with Two Featuring Built-In Wardrobes
- Garage and Ample Off Road Parking
- Established Gardens and Within Walking Distance to the Town's amenities



Nestled in the serene embrace of an established cul-de-sac, you'll discover this charming detached bungalow.

Boasting a versatile layout with plentiful living space, 29 Churchill Close is ideally situated in the historic market town of Watton. Here, you'll relish the tranquility of a prime location, all while enjoying easy access to the town's amenities, public transport, and schools.

Step through the welcoming entrance into a central hallway, which spans the length of the home. A generously proportioned dual aspect sitting room awaits, adorned with a central feature electric fireplace, creating a cosy ambience.

To the rear of the property you'll find the spacious kitchen/breakfast room, overlooking the rear garden.

Host family meals in the dining room, which leads to the delightful fitted conservatory, offering scenic garden views. Alternatively, this could be utilised as a third bedroom.

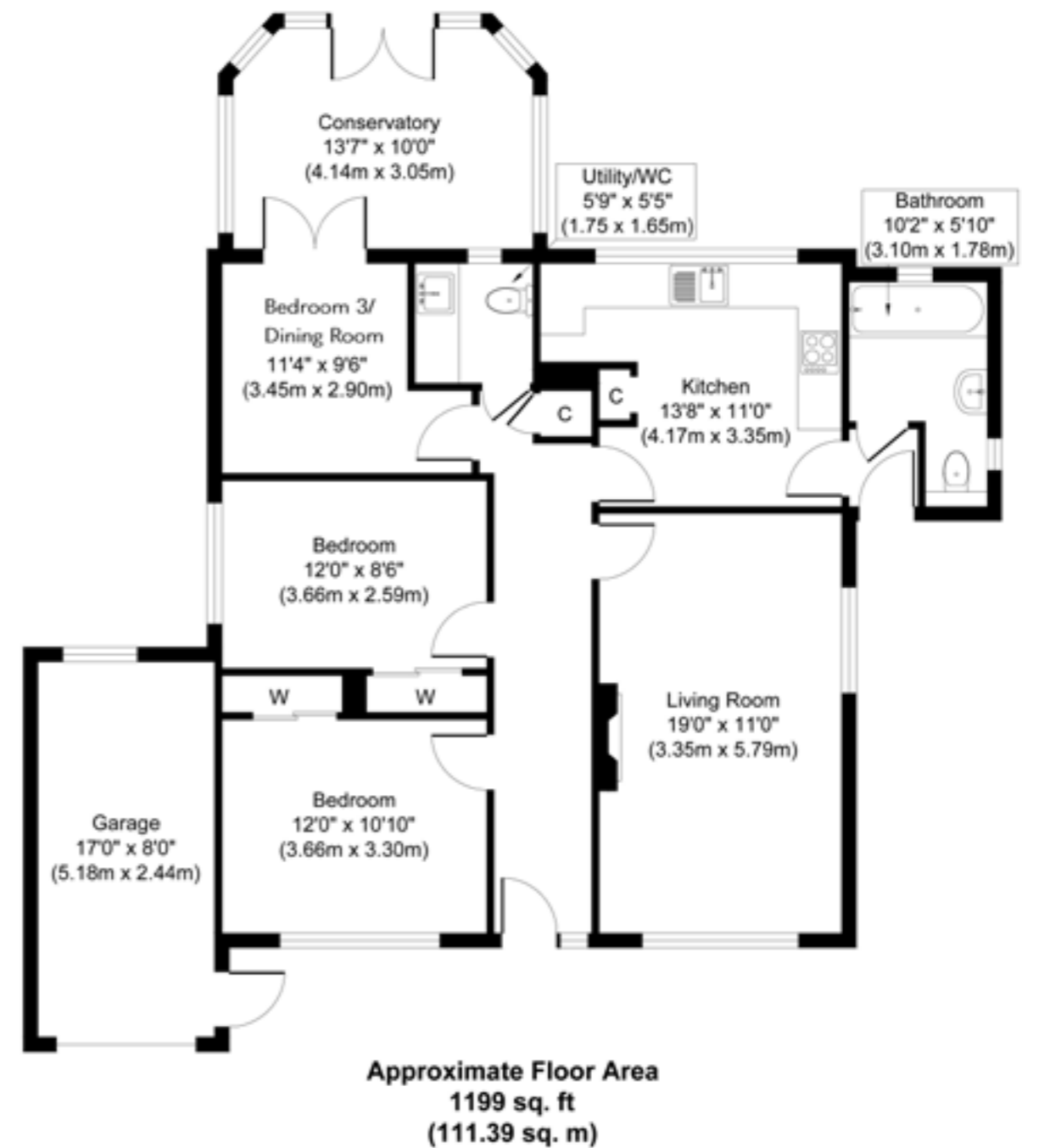
Adjacent to the kitchen is a lovely, newly fitted family bathroom, and there is also utility room with separate WC.

The two bedrooms each feature built-in wardrobes and offer generous proportions.

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Approaching from Churchill Close, the property sits positioned nicely within its plot, with a spacious brick weave driveway welcoming you with ample off road parking. A manicured front garden, adorned with established plants and shrubs, is partly enclosed by a low-level brick wall. The driveway offers convenient access to the attached garage and two pathways that meander around either side of the property.

The rear garden, boasts a lush lawn with boundaries defined by a combination of panel fencing and mature hedging. To cater to your outdoor storage needs, a garden shed completes the picture.



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



“The newly fitted family bathroom is an excellent addition to this home.”

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SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 1700-6046-0622-0095-3693

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

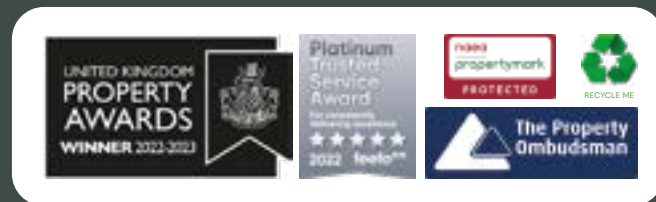
Freehold.

LOCATION

What3words: ///scenes.additives.then

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