



THE STORY OF

42 Priory Road

Watton, Norfolk

SOWERBYS



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42 Priory Road

Watton, Norfolk
IP25 6PQ



Detached Three Bedroom Bungalow

Spacious Kitchen/Dining Room,
Sitting Room and Sun Room

Tandem Garage/Workshop and both
a Front and Rear Garden

No Onward Chain



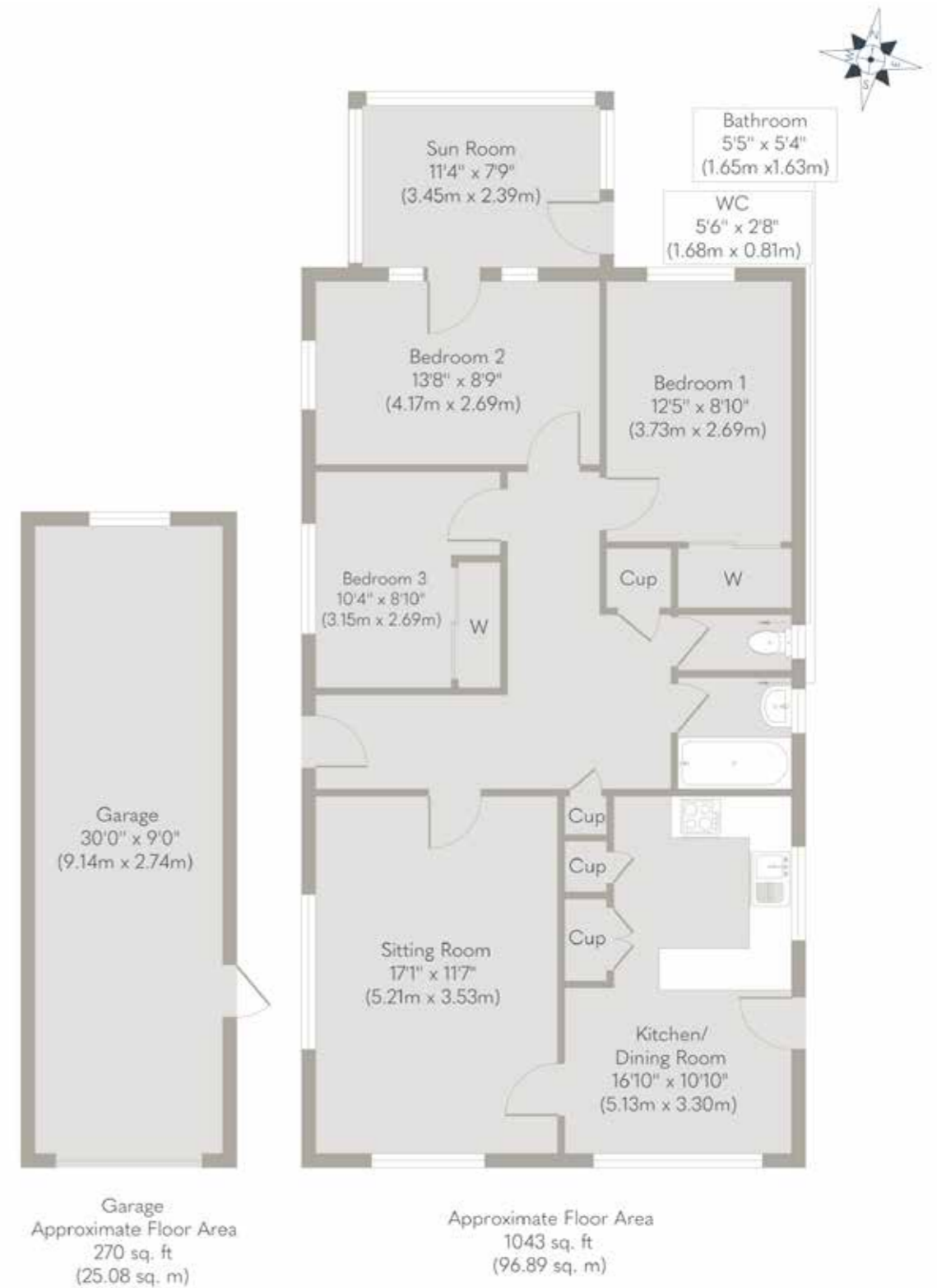
This deceptively spacious single-storey home can be found in a popular road with mature surroundings on the periphery of the market town of Watton. Although found in good order throughout, the home would benefit from a reasonable degree of cosmetic updating and would be perfect for those wishing to put their own stamp on a property.

Accommodation features three good-sized bedrooms, of which two feature built-in wardrobes, a spacious dual-aspect sitting room, kitchen/dining

room, sun room, bathroom, and separate W/C. Recently, a new mains gas-fired central heating boiler has been installed, and double-glazed windows can be found throughout, as well as an excellent degree of built-in storage options.

Externally, you will find delightful gardens to the front and rear of the property, a brick-weave driveway providing ample parking for several vehicles, which runs down to one side and leads to the tandem-length garage/workshop, which is adjoined with the same of the neighbouring property.

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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 residence is situated near Watton, offering an ideal living environment with convenient access to all essential amenities and charming, hidden walks.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9300-2200-9390-2197-7235

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: ///stoppage.sending.supposed

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