



THE STORY OF

50a Thetford Road

Watton, Norfolk

SOWERBYS

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Watton, Norfolk
IP25 6BT

Three Bedroom Detached Home

Long, Shingled Driveway for Multiple Cars

Private Paved Seating Area

Welcoming Porch/Boot Room and Direct Garage Access

Thoughtfully Designed Kitchen
Flowing into a Family Room

Glass Double Doors Opening onto the Garden

Downstairs Cloakroom for Added Convenience

Principal Bedroom With Juliet Balcony

Well-Appointed Family Bathroom

Expansive Rear Garden,
Perfect for Gardening Enthusiasts

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“The Juliet balcony from the principal bedroom offers lovely garden views.”

Nestled in the heart of the thriving market town of Watton, discover this exquisite three bedroom detached family home.

As you approach the property, a long, shingled driveway beckons, providing ample parking space for multiple cars. The front facade unveils a discreet paved seating area, artfully concealed behind a fence, ensuring utmost privacy.

Upon crossing the threshold, you are welcomed by a charming porch/ boot room, a practical entry point complemented by the convenience of

direct access to the single garage, a true asset on rainy days when unloading shopping.

Proceeding into the home, a graceful hallway leads to a well-proportioned kitchen, seamlessly transitioning into the rear family room. This elongated space has been thoughtfully divided, with the dining room occupying one end and the sitting room the other. Glass double doors open onto the garden, allowing natural light to flood the room. The ground floor is further enhanced by the presence of a discreetly positioned downstairs cloakroom.





Ascend the staircase to the upper level, where three generously-sized double bedrooms await. The primary bedroom boasts a Juliet balcony, inviting abundant natural light and a refreshing breeze during the warmer months. A well-appointed family bathroom completes the floor, ensuring both comfort and convenience.



To the rear, a sprawling garden unfolds, a verdant canvas predominantly laid to lawn, offering limitless potential for any aspiring gardener.





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 the Vendor



“The garden is a budding canvas for anybody with green fingers.”

SOWERBYS



SERVICES CONNECTED

Services to be confirmed.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 9623-2887-7828-9826-1911

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: ///boomer.dynasties.beefed

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