



THE STORY OF

16 Washington Drive

Watton, Norfolk

SOWERBYS

S

THE STORY OF

16 Washington Drive

Watton, Norfolk,
IP25 6GY

Detached Family Home

Accommodation Stretching to 1,272 Sq. Ft.

Perfectly Located in the Wonderful Town of Watton

Kitchen/Dining Room Perfect for Entertaining

Utility Room

Study

Four Bedrooms

Family Bathroom and En-Suite to the Primary

Private Rear Garden

Single Garage

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com



“We would describe our home as calm, modern, and inviting.”

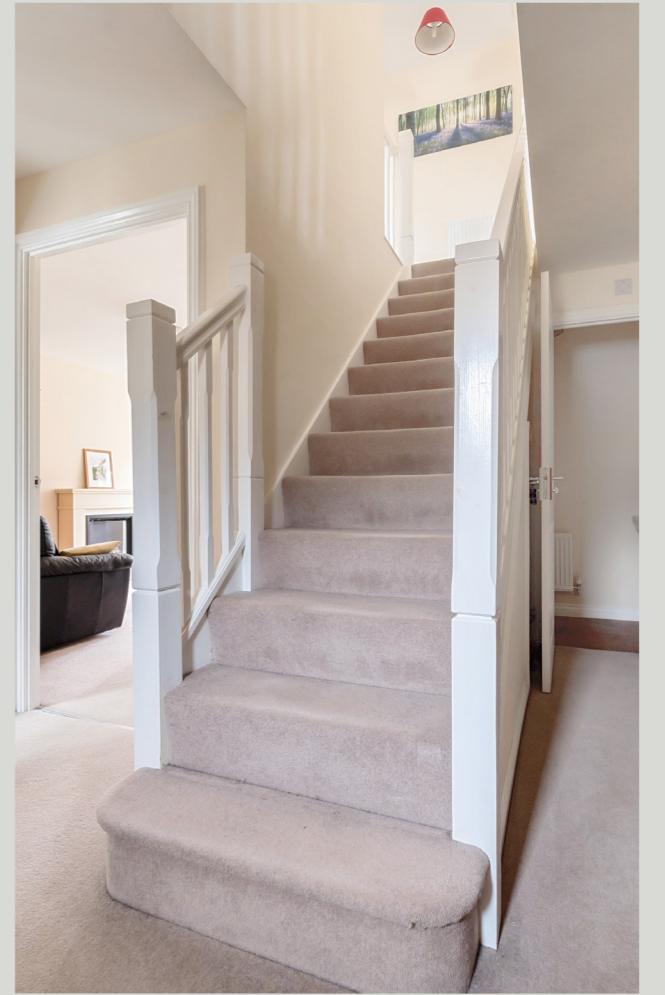
Positioned within the market town of Watton is this lovely four-bedroom, detached family home built by the much-respected Taylor Wimpey.

Entering the property, we step into a well-portioned hallway of which all ground floor reception rooms stem. Immediately to the left-hand side is a study, perfect for those working from home or in need of a playroom.

To the right of this is a large family sitting room with double doors leading out onto the decking area, which is perfect for those warm summer evenings.

The final room on the ground floor is the kitchen/dining room. The kitchen has a small breakfast bar facing out to the garden, fitted with modern units, with a door leading to a utility room. The kitchen area opens onto the dining room, which is large enough for a good-sized table and chairs and is close enough to the kitchen, so the chef never feels left out when entertaining.

Upstairs there are four bedrooms, the primary having sole use of the en-suite shower room, the rest sharing the family bathroom.





Outside and to the rear is a private garden mainly laid to lawn with a side gate leading to the single garage.





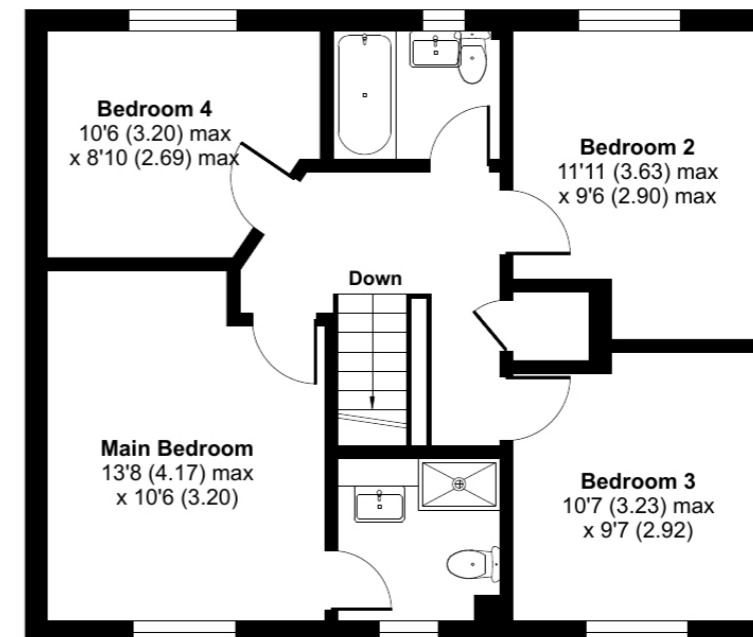
Washington Drive, Watton, Thetford, IP25

Approximate Area = 1272 sq ft / 118.1 sq m

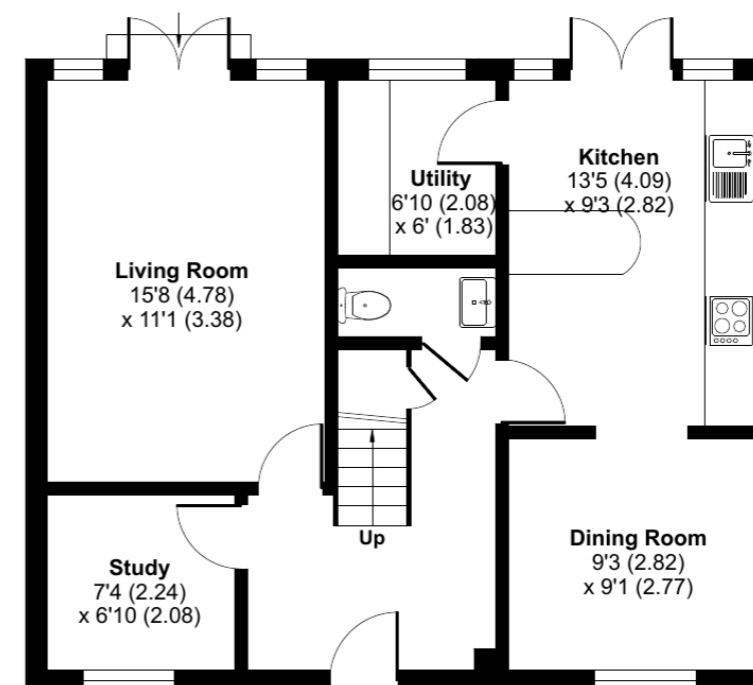
Garage = 194 sq ft / 18 sq m

Total = 1466 sq ft / 136.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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.

Copyright V360 Ltd 2023 | www.houseviz.com



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



“Watton is a lovely town to live in with all local amenities close by and glorious walks.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9234-3329-0300-0340-4272

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: ///delivers.reddish.attic

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL