



THE STORY OF

4 Burr Close

Watton, Norfolk

SOWERBYS

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Watton, Norfolk
IP25 6HF

Guide Price: £575,000 to £625,000

Detached Family Home

Four/Five Bedroom Property

Situated at the Bottom of a Private Cul-De-Sac

Accommodation Stretching to More Than 2,100 Sq. Ft.

Double Garage

Garden Room

Study

Sitting on a Plot of Just Under Half an Acre (Stm)

Mature Gardens

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“We’ve loved spending time in our conservatory where we can watch wildlife outside and make plans for the garden.”

Situated within a secluded enclave of just five properties in the historic market town of Watton, is this distinctive four/five bedroom detached family home.

Upon arrival, a private track leads through the cul-de-sac to the expansive shingled driveway and detached double garage, and it is the first sense of space which continues throughout the property.

This sense of spaciousness is felt both inside and out and there is a warm and welcome feel as soon as you step through the door.

The property boasts a welcoming entrance hallway, off which is a

cloakroom, study/fifth bedroom, generously proportioned lounge and staircase.

The aforementioned lounge is flooded with natural light from its triple aspect windows. Adjoining the lounge is a spacious dining room and a charming garden room, offering serene views of the mature rear garden, really bringing the outside in.

The well-appointed kitchen features wooden units and ample storage and plenty of space to cook up a storm for the entire family. There is also a convenient utility room providing access to the garden.





Upstairs, the bright landing leads to four double bedrooms, including a luxurious principal suite with a recently renovated en-suite bathroom. The other three bedrooms benefit from the use of the family bathroom.

Outside is a mature rear garden, enveloping the property and providing a tranquil oasis with its feature patio and expanses of lush lawn - perfect for relaxation and outdoor enjoyment.





First Floor
Approximate Floor Area
951 sq. ft.
(88.34 sq. m)



Ground Floor
Approximate Floor Area
1,645 sq. ft.
(152.80 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.



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



Around 10 minutes away from Watton is the village of Great Hockham.

“We’ve loved being able to travel around the countryside and find lovely pubs for lunches.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0448-3018-7266-5788-4980

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: ports.plod.careful

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