



THE STORY OF

# 2 Slessor Close

*Watton, Norfolk*

**SOWERBYS**



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# 2 Slessor Close

Watton, Norfolk  
IP25 6HT



- Detached Home
- Three Bedrooms
- Packed with Potential
- No Onward Chain
- Large Sitting Room
- Dining Room
- Garage
- Private En-Suite
- Large Garden



Located in the historic market town of Watton, forming part of the old RAF Watton barracks is this lovely three-bedroom detached home that is not only spacious on the inside and out, but is packed with potential.

The ground floor is made up of a large galley style kitchen which leads out into the garden, there is a separate dining room, a large living room, a utility room and ground floor W/C. The property could easily be reconfigured if one is chasing that open plan living feel by simply knocking into the dining

room. The other option for those that might need or want a study, rather than knocking through could keep the dining room to be used as a study or snug, could be to extend in the garden and create a larger kitchen dining room.

Upstairs there are three double bedrooms all of generous proportions, the primary bedroom having sole use of the private en-suite shower room whilst the other two share the main bathroom, the property is benefited further by having another separate WC.

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Outside is a large garden that is mainly laid to lawn, with a few mature trees and shrubs.

Towards the rear of the garden, it is broken up by hedging that creates a private area, which would be great for entertaining, creating a kitchen garden or having a place for children as a play area.

To the front of the property, we find a lawned area and more mature trees with a single garage and a private driveway suitable for several cars.



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



Driveway leading up to 2 Slessor Close

“Beautifully positioned with plenty of potential.”



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas-fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

To be confirmed.

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

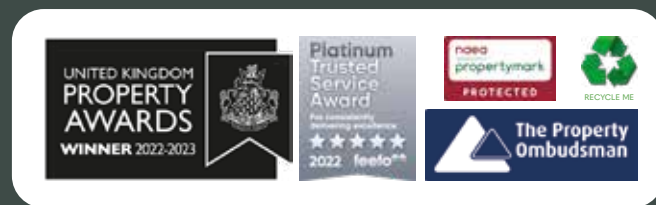
What3words: ///yourself.banana.cabbages

## AGENT'S NOTE

There is a management service charge to maintain the communal grounds, which currently stands at £38 per month.

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



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