

THE STORY OF

# 73a Brandon Road

*Watton, Norfolk*

**SOWERBYS**





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# 73a Brandon Road

Watton, Norfolk  
IP25 6LB

Located in the Historic  
Market Town of Watton

Semi-Detached House

Three Double Bedrooms

Kitchen

Living/Dining Room

Downstairs W/C

Family Bathroom and  
En-Suite Shower

Garage

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com

Positioned nicely within the historic market town of Watton is this well-maintained three-bedroom semi-detached home, offering comfortable living. The property benefits from gas central heating, two dedicated parking spaces, and a single integral garage.

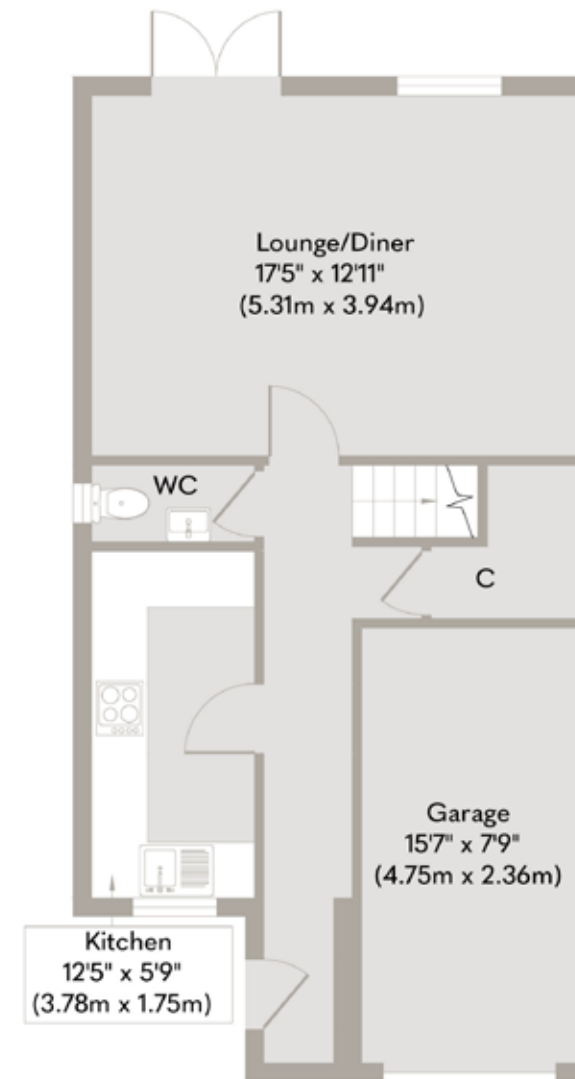
The accommodation includes a functional kitchen, a handy guest cloakroom, and a cosy sitting/dining area, ideal for relaxed everyday living.

Upstairs, you'll find three double bedrooms, with the principal featuring its own en-suite. A practical family bathroom completes the upper floor.

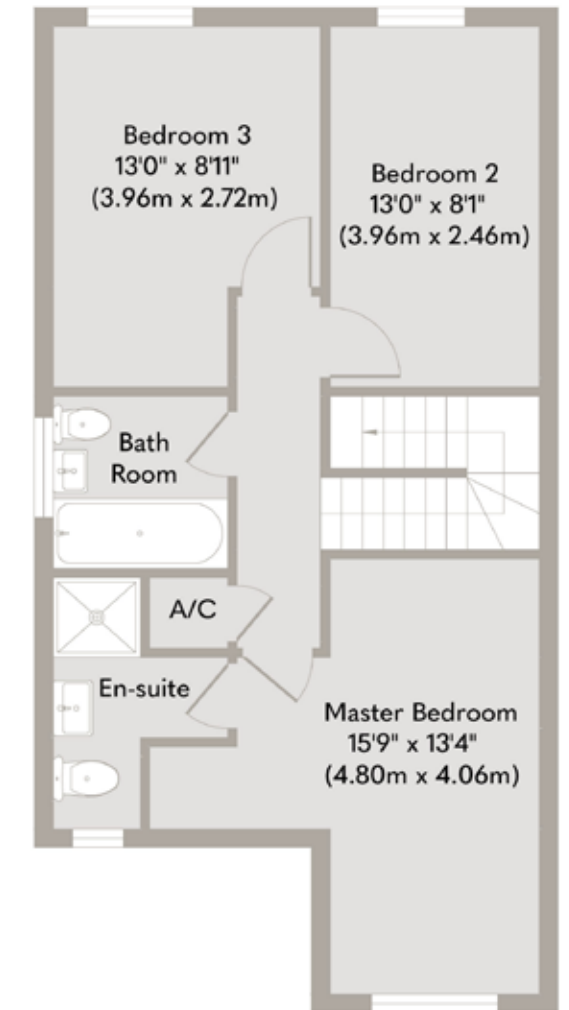
To the rear of the property is a private garden with a small paved entertaining area directly off the back of the house mature planting down one side with a lawned area down the other. At the rear underneath a mature tree is a decked area.







**Ground Floor**  
Approximate Floor Area  
567 sq. ft  
(52.67 sq. m)



**First Floor**  
Approximate Floor Area  
545 sq. ft  
(50.63 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.

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# Watton

## ROOM TO GROW IN THIS STRONG RURAL COMMUNITY

Watton, a beloved market town nestled in Breckland, Norfolk, offers a tranquil retreat with abundant country homes and equestrian properties. Each year, the Wayland Show, among England's oldest agricultural shows, brings the community together.

The town boasts essential amenities, including primary, junior, and secondary schools, a GP clinic, dental surgery, chemist, supermarket, Post Office, and sports centre. Loch Neaton, reputedly England's sole loch, originated in 1875 when Scottish railway workers excavated land, creating a lake filled by the River Wissey. Though the Victorian-era attractions have vanished, Loch Neaton remains a scenic spot for leisurely walks and fishing.

Nearby Wayland Wood, rumoured to be the setting for the children's tale "Babes in the Wood," invites exploration with its natural beauty. Outdoor enthusiasts can explore Thetford Forest's cycling trails or tee off at Richmond Park Golf Course, an expansive 18-hole course set in picturesque parkland.

After a day of activities, Watton offers several welcoming pubs like The Willow House and The Waggon & Horses in Griston, or The Old Bell in Saham Toney, ideal for enjoying local ales and hearty meals.

With its rich history, breathtaking landscapes, and diverse property offerings, Watton shines as a gem in Norfolk's rural landscape.



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

C. Ref:- 0071-2991-3060-2129-2191

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: ///ticket.fleet.offerings

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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