



THE STORY OF
3 Blenheim Way

Watton, Norfolk

SOWERBYS



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3 Blenheim Way

Watton, Norfolk
IP25 6XS

Extended Semi-Detached Family Home
Positioned Within a Popular Market Town

Newly Refurbished Throughout

Four Bedrooms

Three Reception Rooms

Integrated Kitchen Appliances

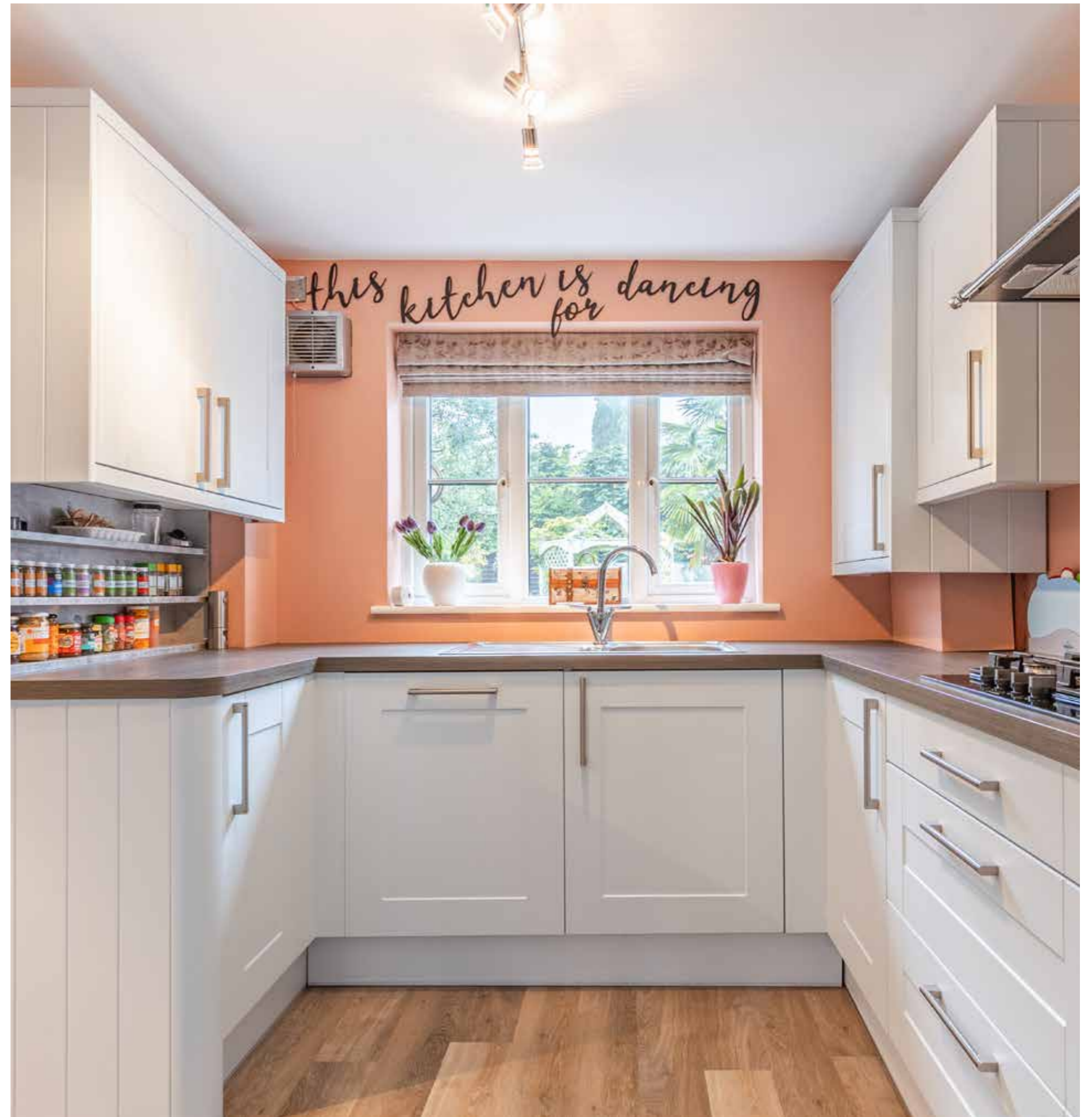
En-Suite, Family Bathroom and
Downstairs Cloakroom

Good Sized Rear Garden

Brick Weave Driveway

Garage and Storage Space

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Positioned at the entrance of a peaceful, established road in the historic market town of Watton, this beautifully extended semi-detached family home offers spacious and versatile accommodation across two floors. Perfect for both growing families and those seeking a well-proportioned downsize, the property combines comfort with functional design.

The ground floor features three generous reception rooms, highlighted by an expansive 21'2" living/dining room with a central fireplace housing a electric fire, and double doors that lead seamlessly into a bright garden room. This additional living space enjoys lovely views over the rear garden, with further double doors opening onto a paved patio area, ideal for al-fresco dining.

The kitchen itself offers ample wall and base units with rolled-edge work surfaces, a built-in oven, gas hob, integrated fridge freezer, integrated dishwasher and a wall-mounted central heating boiler. The family room/dining room, partially open to the well-equipped kitchen, connects to a separate utility room that provides additional storage and laundry space. Further downstairs features include a cloakroom, front porch, and an integral garage, currently used as a gym and storage space but easily reverted if desired.

Upstairs, you'll find four bedrooms—three doubles and one single with built-in storage. The principal bedroom offers the added luxury of an en-suite shower room, while a family bathroom with an extra wide bath and shower serves the other three bedrooms.

The property is accessed via a full-length brick-weave driveway along Blenheim Way, providing ample parking for multiple vehicles and direct access to both the garage and rear garden.

The rear garden is fully enclosed, providing both privacy and charm. At one end, a spacious paved patio enjoys the afternoon sun, while a decked area at the other end captures the morning light. Between them lies a lush lawn with a central path, bordered by mature planting.





First Floor
 Approximate Floor Area
 531 sq. ft
 (49.36 sq. m)



Ground Floor
 Approximate Floor Area
 822 sq. ft
 (76.32 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.



Note from the Vendor



Garden room.

“Our favourite spot in the house is the garden room - it's so peaceful, it feels like you're in the garden.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 9061-2818-7696-9308-2001

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: ///chairing.selects.pound

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SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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