



THE STORY OF

13 Bowes Close

Watton, Norfolk

SOWERBYS



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13 Bowes Close

Watton, Norfolk
IP25 6UR

Ideal Family Home

End of Terrace

Immaculate Condition
Throughout

Accommodation
Reaching to 880 sq ft.

Three Bedrooms

Built-In Storage

Family Bathroom, En-Suite
and Downstairs WC

Easy to Maintain Garden

Off-Road Parking

Located in Historic
Market Town of Watton

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Boasting immaculate interiors, abundant natural light, and a contemporary specification, this exceptional end-of-terrace home blends modern design with practical family living. Situated in the charming market town of Watton, it offers the perfect retreat amidst Norfolk's countryside.

The ground floor is designed to enhance everyday life, with a spacious sitting room that opens into a modern kitchen/dining space. Featuring integrated appliances and ample space for both dining and entertaining, this area is the heart of the home, ideal for hosting or keeping pace with a busy household. The carefully planned layout is complemented by a ground floor WC and a bright, welcoming entrance hall.

The first floor continues to impress, offering three beautifully proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a luxurious en-suite shower room, while the remaining bedrooms are served by a thoughtfully designed family bathroom, complete with a three-piece suite and tasteful finishes.

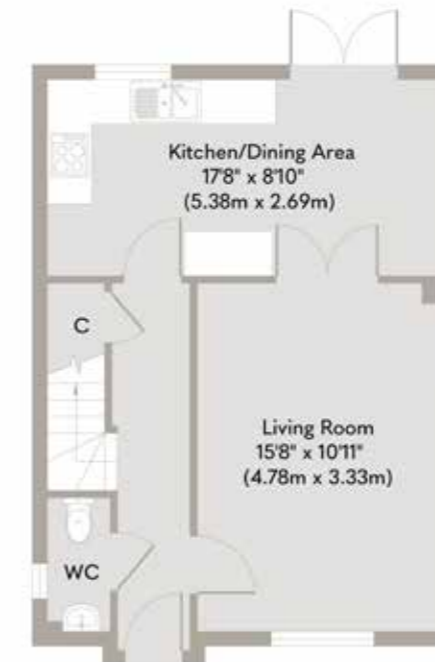
Outside, the property delights with a well-maintained front aspect, including a green space and shrubbery, while the rear garden offers a private sanctuary. Featuring a decked entertaining area, a lawn, and paved pathways, it provides the perfect blend of function and style. The gated rear access leads to a garage and additional parking space, making this home as practical as it is appealing.

With its modern features, idyllic setting, and thoughtful design, this property offers a wonderful opportunity for contemporary family living in one of Norfolk's most desirable market towns.





First Floor
Approximate Floor Area
439 sq. ft
(40.78 sq. m)



Ground Floor
Approximate Floor Area
441 sq. ft
(40.97 sq. m)



Garage
Approximate Floor Area
179 sq. ft
(16.62 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



“The perfect retreat amidst Norfolk’s countryside.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8496-7131-4970-4757-7992

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: ///mornings.less.opt

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SOWERBYS

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Journey

 St Martins
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for the homeless

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Norfolk and
Waveney

 Cancer
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