

THE STORY OF

11 Watton Green

Watton, Norfolk

SOWERBYS



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Watton, Norfolk
IP25 6RB

Delightful End-Terraced Cottage

Charming Character Features

Two Bedrooms

Fitted Kitchen

Sitting Room with Wood Burner

Courtyard Garden

Off Road Parking

No Onward Chain

SOWERBYS WATTON OFFICE

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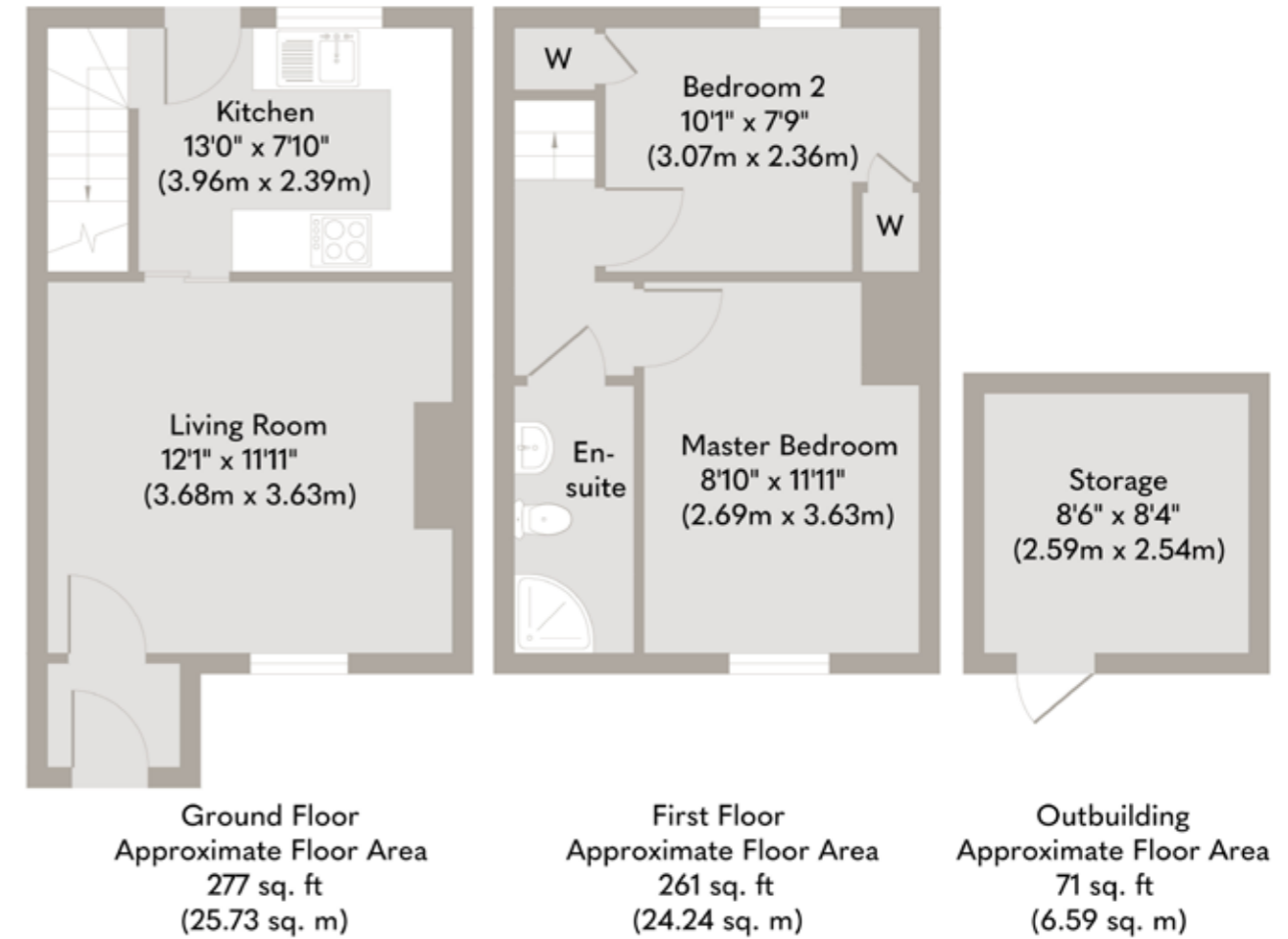
watton@sowerbys.com

Offered with No Onward Chain, this delightful two-bedroom cottage is packed with character and charm. Situated on the periphery of the market town of Watton with a broad range of amenities just a short walk away.

The property enjoys a delightful sitting room with an exposed brick fireplace inset with a woodburning stove, perfect for cosy winters evenings. Leading through to the fitted kitchen and stairs to the first floor where you will discover two well appointed bedrooms with vaulted ceilings and exposed beams.

Outside, driveway parking is provided. To the rear of the property is a courtyard garden and brick built shed.





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 Sowerbys



“This two-bedroom cottage is packed with character and charm.”



SERVICES CONNECTED

Mains water, electricity and drainage. Thermostatically controlled electric heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref: 9498-9079-6211-7280-9250

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: ///afflicted.precautions.marginal

AGENT'S NOTE

Please note, there are rights of access across the garden of No.11 for the neighbouring properties to access their respective gardens. Some images have been virtually staged to show how the property could look once furnished.

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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