



THE STORY OF
1 Shetland Drive
Watton, Norfolk

SOWERBYS



THE STORY OF

1 Shetland Drive

Watton, Norfolk
IP25 6YW

Detached Home Built by Abels

Located in the Historic
Market Town of Watton

Internal Accommodation
Stretching to Almost
1,500 Sq. Ft.

Three Double Bedrooms

Open-Plan Kitchen/
Dining Room

Study

Utility Room

Large Sitting Room

Garage

No Onward Chain

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com

This beautifully presented detached home, constructed in 2022, offers a rare opportunity to own a contemporary and energy-efficient property in the popular market town of Watton. Boasting versatile living spaces and modern features, it's ideal for families or professionals seeking a stylish, low-maintenance home.

The ground floor is thoughtfully designed, featuring a spacious lounge, perfect for relaxing or entertaining, alongside a modern kitchen/dining room with sleek fittings and ample space for family meals. Additional conveniences include a utility room, a ground floor WC, and a flexible study that could serve as a fourth bedroom if desired. Underfloor heating throughout the ground floor ensures year-round comfort, whilst an integrated alarm system provides peace of mind.

Upstairs, three generously-sized double bedrooms offer plenty of space, with the principal bedroom benefiting from an en-suite shower room. A stylish family bathroom completes the first floor accommodation, designed with contemporary fixtures and finishes.

Externally, the property impresses with its generous plot. The front garden offers excellent kerb appeal and additional outdoor space, enhanced by a private driveway leading to the garage. At the rear, a spacious garden with a raised patio area provides the perfect setting for outdoor entertaining or relaxing in the sun.

Energy efficiency is a standout feature, with solar panels, air source central heating, and majority UPVC triple glazing reducing energy costs and environmental impact. Offered with no onward chain, this move-in-ready property provides modern comfort and convenience in an excellent location.





First Floor
Approximate Floor Area
598 sq. ft
(55.57 sq. m)



Ground Floor
Approximate Floor Area
881 sq. ft
(81.85 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. The measurements should not be relied upon for valuation, transaction and/or lending purposes. 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.
Copyright V360 Ltd 2024 | www.houseviz.com

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.

Copyright V360 Ltd 2024 | www.houseviz.com

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



"...the kitchen/dining room has plenty of space to entertain friends or for meals with family."



SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

A. Ref:- 7202-6731-1490-0070-4276

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: /// buyers.slept.lowest

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

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

