



THE STORY OF

4 Chestnut Road

Watton, Norfolk

SOWERBYS



THE STORY OF

4 Chestnut Road

Watton, Norfolk
IP25 6PG

Sat Within in a Short Walk
to Watton's High Street

Detached Bungalow

Two Bedrooms

Large Living Room

Kitchen

Private Garden

Single Garage

Plenty of Potential

SOWERBYS WATTON OFFICE

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Situated in the picturesque market town of Watton, this delightful two-bedroom bungalow is an ideal choice for first-time buyers or those looking to downsize. Offering a comfortable layout and the opportunity to add your own personal touches, this property blends practicality with potential.

Entered via a side entrance, the home welcomes you into a warm and inviting hallway, from which the two bedrooms and family bathroom are accessed. At the rear of the property, the kitchen offers enough space for a small dining table, creating a cosy area for meals. Adjacent to the kitchen, a generously sized living room overlooks the rear garden, providing a bright and relaxing space to unwind.

The garden is well-proportioned for a smaller property, offering a private outdoor space with plenty of potential. A single garage is conveniently located to the left of the home, adding valuable storage or parking options.

While the property is move-in ready, it offers scope for updating, allowing its new owner to infuse their own style and make it truly their own. This is a rare opportunity to enjoy the charm of Watton in a home full of potential.





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 is a rare opportunity to enjoy the charm of Watton in a home full of potential."



SERVICES CONNECTED

Mains water, electricity, and drainage. Oil fired central heating. BT phone line connected.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref: 6900-2957-0922-2395-3343

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: ///frantic.chuckle.digesting

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SOWERBYS

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for the homeless

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Norfolk and
Waveney

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Charity
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