



INTRODUCING

4b Saham Road

Watton, Norfolk

SOWERBYS



THE STORY OF

4b Saham Road

Watton, Thetford, IP25 6EA

Offered Chain Free

Detached Bungalow
on Generous Plot

Close to Town Centre
Amenities

Three Double Bedrooms

Garage and Ample
Off Road Parking

Potential to Improve
and Extend (STPP)

SOWERBYS WATTON OFFICE

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Situated within easy reach of Watton town centre amenities, this detached three-bedroom bungalow occupies a generous plot and presents an excellent opportunity for buyers seeking a well proportioned home with scope to enhance and extend (STPP).

The property offers over 1,000 sq. ft. of internal accommodation, thoughtfully arranged to provide flexible living space. A spacious sitting room and separate kitchen/dining room create clearly defined and practical living areas, while a substantial garden room to the rear adds valuable additional reception space with direct access to the garden.

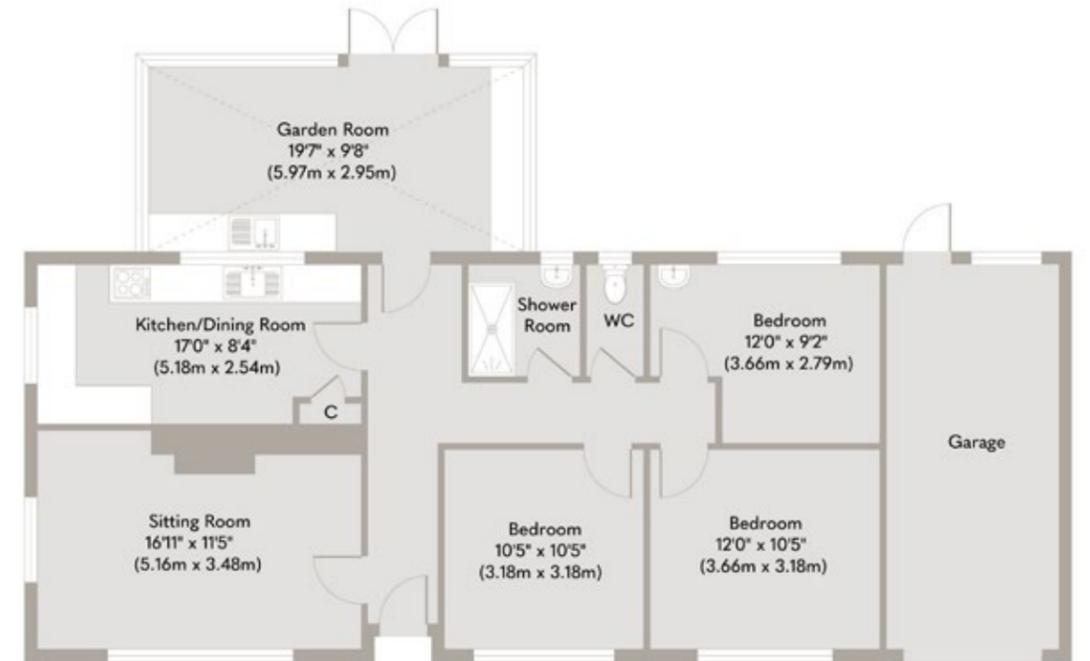
All three bedrooms are comfortable doubles, offering versatility for family living, visiting guests or home working. A separate shower room and WC provide everyday convenience, and the layout lends itself well to modernisation or reconfiguration, subject to the necessary consents.

Externally, the bungalow stands on a generous plot with established boundaries, ample off-road parking and a single garage.

The location is a key advantage, with the amenities of Watton town centre including shops, supermarkets, healthcare facilities and other everyday services, all within easy reach. Beyond the town, the surrounding Norfolk countryside provides excellent opportunities for walking and a variety of outdoor pursuits.

Offered to the market chain free, 4b Saham Road represents a straightforward purchase and an appealing prospect for buyers looking to personalise a detached bungalow in a well-served market town setting.





Approximate Floor Area
 1080 sq. ft
 (100.33 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.



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 3636-4122-7500-0683-9296.

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: ///anchovies.masters.november

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SOWERBYS

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