



THE STORY OF

7 Dudley Close

Watton, Norfolk

SOWERBYS



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7 Dudley Close

Watton, Norfolk
IP25 6QZ

Spacious Four-Bedroom Family Home

Well-Presented and Well-Maintained Throughout

Generous Living Space Ideal for Family Living

Quiet Cul-de-Sac Location in a
Peaceful Neighbourhood

Bright and Welcoming Interiors

Located in the Popular Town of Watton, Thetford

Close to Local Shops, Schools
and Everyday Amenities

Ideal for Families or those Seeking Extra Space

Move-In Ready Property

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Situated in a quiet cul-de-sac on the edge of Watton, this well-presented and spacious four-bedroom family home offers modern living in a peaceful residential setting. The property has been well maintained by the current owners since 2016 and provides bright, comfortable accommodation throughout.

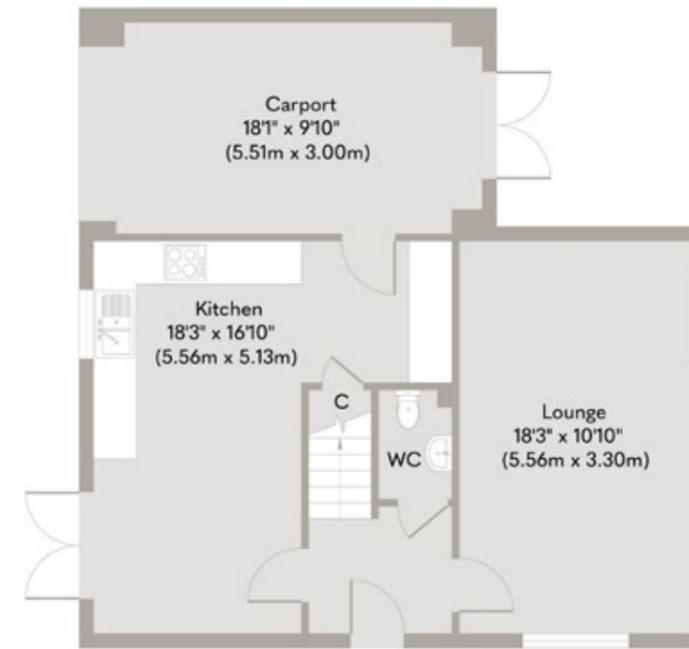
The home offers generous and versatile living space ideal for family life, with well-proportioned rooms and a welcoming layout designed for both everyday living and entertaining. The kitchen is a particularly enjoyable space, filled with natural light in the mornings and providing easy access to the garden during the warmer months.

Externally, the property benefits from a garage, car port and off-street parking, offering ample parking and convenience. The property is freehold and forms part of a well-kept residential estate with an annual estate service charge of £118.53 covering communal estate services.

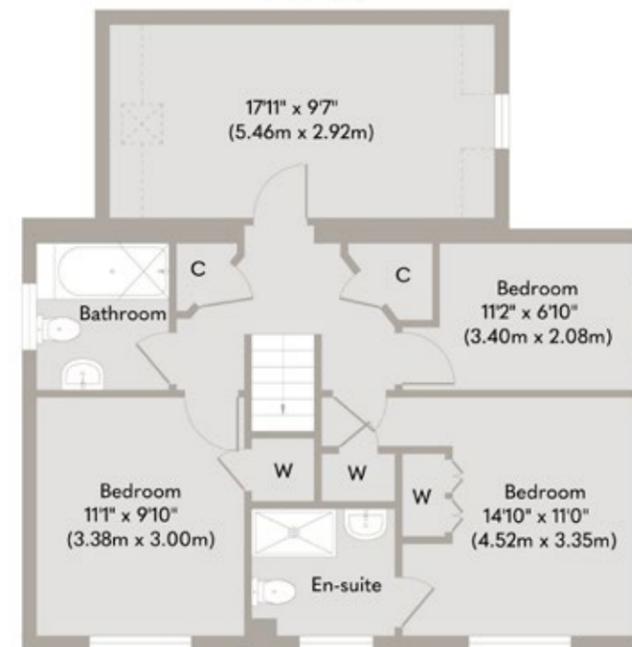
Located on the edge of the town, the property enjoys a quiet position while remaining conveniently close to local shops, schools and amenities. It also offers excellent access to surrounding towns including Swaffham, Dereham and Thetford, with the A47 providing routes to Norwich and the A11 offering connections to Cambridge. The beautiful North Norfolk coast and Thetford Forest are also within easy reach, providing excellent opportunities for outdoor activities.

This inviting, modern and spacious home presents an excellent opportunity for buyers seeking a well-maintained property in a desirable Norfolk location.

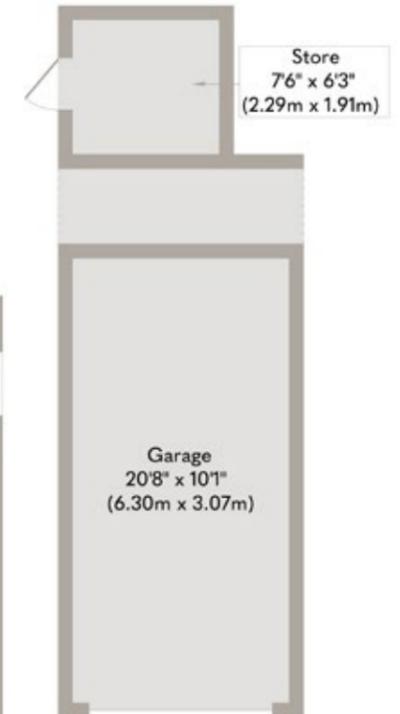




Ground Floor
Approximate Floor Area
508 sq. ft
(47.19 sq. m)



First Floor
Approximate Floor Area
690 sq. ft
(64.11 sq. m)



Outbuilding
Approximate Floor Area
43 sq. ft
(3.96 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



Countryside Views

“Moving here gave us much more space and easy access to the outdoors, with both the coast and Thetford Forest close by.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 5636-6727-0500-0304-9202

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: ///loopholes.rainfall.crackling

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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