## THE STORY OF 50a Thetford Road Watton, Norfolk

SOWERBYS

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# 50a Thetford Road

Watton, Norfolk **IP25 6BT** 

Three Bedroom Detached Home Long, Shingled Driveway for Multiple Cars Private Paved Seating Area Welcoming Porch/Boot Room and Direct Garage Access Thoughtfully Designed Kitchen Flowing into a Family Room Glass Double Doors Opening onto the Garden

Downstairs Cloakroom for Added Convenience

Principal Bedroom With Juliet Balcony

Well-Appointed Family Bathroom

Expansive Rear Garden, Perfect for Gardening Enthusiasts







## "The Juliet balcony from the principal bedroom offers lovely garden views."

Settled in the heart of the thriving **IN** market town of Watton, discover this exquisite three bedroom detached family home.

As you approach the property, a long, shingled driveway beckons, providing ample parking space for multiple cars. The front facade unveils a discreet paved seating area, artfully concealed behind a fence, ensuring utmost privacy.

Upon crossing the threshold, you are welcomed by a charming porch/ boot room, a practical entry point complemented by the convenience of

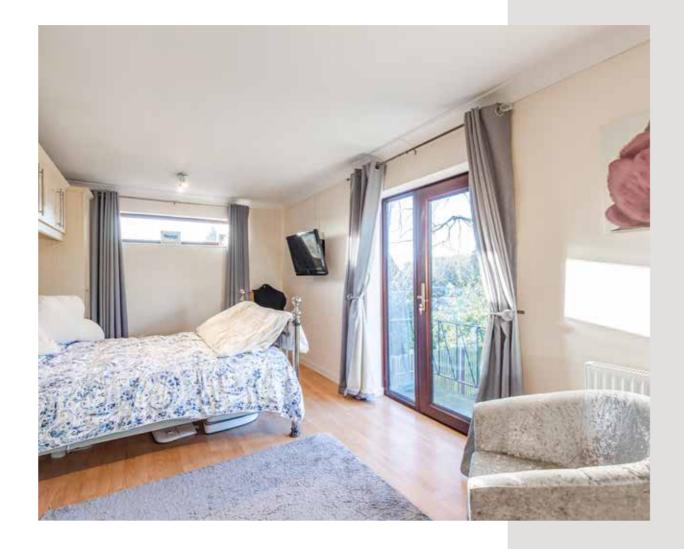
direct access to the single garage, a true asset on rainy days when unloading shopping.

Proceeding into the home, a graceful hallway leads to a well-proportioned kitchen, seamlessly transitioning into the rear family room. This elongated space has been thoughtfully divided, with the dining room occupying one end and the sitting room the other. Glass double doors open onto the garden, allowing natural light to flood the room. The ground floor is further enhanced by the presence of a discreetly positioned downstairs cloakroom.











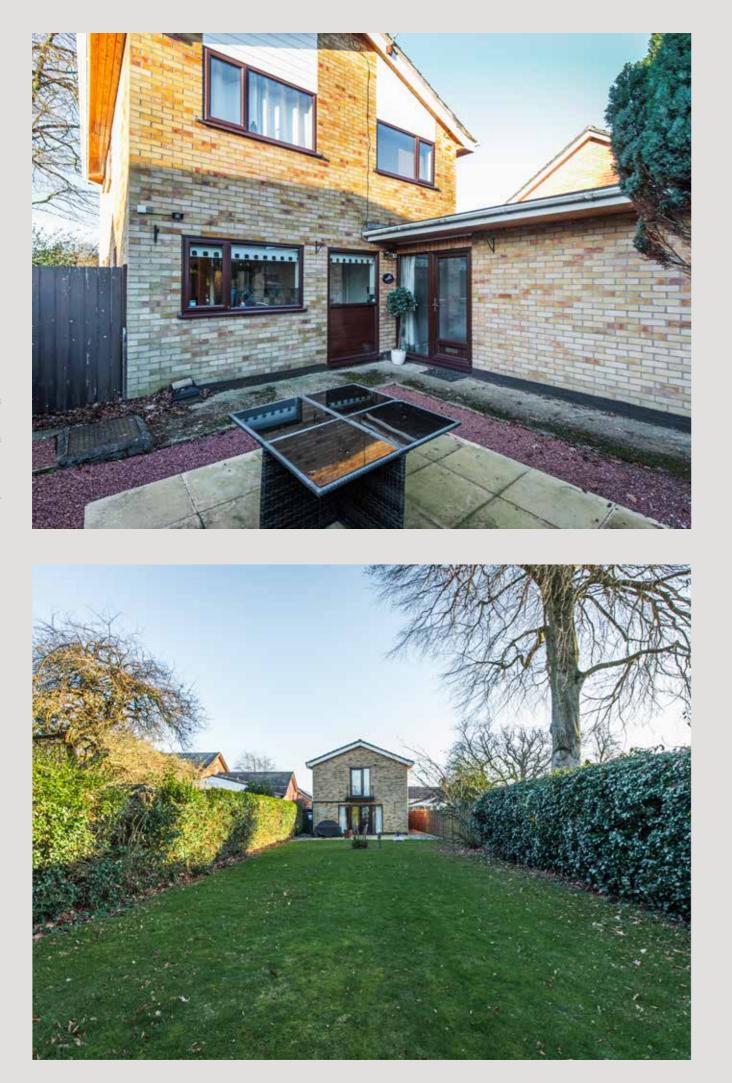
A scend the staircase to the upper level, where three generously-sized double bedrooms await. The primary bedroom boasts a Juliet balcony, inviting abundant natural light and a refreshing breeze during the warmer months. A wellappointed family bathroom completes the floor, ensuring both comfort and convenience.

To the rear, a sprawling garden unfolds, a verdant canvas predominantly laid to lawn, offering limitless potential for any aspiring gardener.











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**D** roviding plenty of country homes with room to grow, plus an ample share of equestrian properties, the popular market

town of Watton has a strong rural community, which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Located in the heart of Breckland, the town is well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Just outside the town, Loch Neaton is believed to be England's only loch. In 1875, Scottish railway workers excavated land to establish a new railway from Thetford to Watton and the site filled with water from the River Wissey, forming a lake. A group of Victorian entrepreneurs saw the potential to develop this picturesque spot into a pleasure garden with woodland trails, boats, a bandstand and even winter ice skating. Although the

ALL THE REASONS Watton

#### IS THE PLACE TO CALL HOME

attractions are long gone, the loch is still a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18hole course with driving range set in 100 acres of parkland.

Well-exercised, there are several good pubs serving real ales and good grub to recharge your energy - try The Willow House, The Waggon & Horses in nearby Griston or The Old Bell at Saham Toney, north of Watton.

With its many historic and stunning natural landmarks, plus a superb range of properties to discover, Watton is a jewel in Norfolk's rural crown.







#### Note from the Vendor .....



"The garden is a budding canvas for anybody with green fingers." SOWERBYS



#### SERVICES CONNECTED Services to be confirmed.

#### COUNCIL TAX Band D.

### ENERGY EFFICIENCY RATING

F. Ref:- 9623-2887-7828-9826-1911

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: ///boomer.dynasties.beefed

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# SOWERBYS



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