



THE STORY OF

10 Churchill Close

Watton, Norfolk

SOWERBYS

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10 Churchill Close

Watton, Norfolk
IP25 6BB

Guide Price: £450,000 to £475,000

Large Family Home

Detached Property

Five Double Bedrooms

Expansive Garden

Four Reception Rooms

Two Family Bathrooms

Potential to Grow With the Family

Study

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“With four reception rooms,
this is a home well-suited to family living.”

Step into the warmth and comfort of family living within this spacious home nestled in the heart of Watton, an historic market town.

10 Churchill Close effortlessly caters to the practical needs of a modern family, making every space a hub for shared moments and cherished memories.

As you step through the entrance, the ground floor unveils a series of inviting reception rooms which embody the essence of family togetherness.

The lounge, though adorned with classic touches, emanates a welcoming

ambiance, making it the perfect retreat for cosy family evenings or gatherings with friends. Adjacent, the dining room encourages the joy of shared meals and laughter, creating a focal point for family connections.

This versatile space, thoughtfully connected to a functional kitchen, becomes the heart of daily activities. The kitchen, although retaining its classic character, is equipped to meet the demands of modern living, offering a backdrop for casual family breakfasts and evening meals. A conveniently placed utility room adds a practical touch to the daily rhythm of family life.





Ascending upstairs, the bedrooms offer quiet retreats for family members to unwind and recharge; with the family bathroom providing the necessary comfort for the demands of daily life. Each double bedroom radiates a sense of cosiness, allowing personal spaces to reflect the unique personalities of their occupants.

The layout of this home effortlessly fosters a sense of connection, where shared spaces on the ground floor seamlessly transition to private retreats on the upper levels.

Outside is a large garden that the current owners have spent many lovely summers days, there was space enough for the children to play and space for budding gardeners to create a wonderful private oasis. To the front there is parking for several cars and even space for a van or caravan to be hidden down the side.





First Floor
Approximate Floor Area
937 sq. ft.
(87.04 sq. m)



Ground Floor
Approximate Floor Area
1139 sq. ft.
(105.77 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.



ALL THE REASONS

Watton

IS THE PLACE TO CALL HOME



Providing 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

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 18-hole 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 Sowerbys



“Thetford Forrest is close by and a great place to enjoy the outdoors.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2180-4971-4020-5009-1921

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: ///brink.fattest.allowable

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