



THE STORY OF

6 Byfords Way

Watton, Norfolk

SOWERBYS



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6 Byfords Way

Watton, Norfolk
IP25 6TB

End of Terrace Home

Generous Living Room

Three Bedrooms

Family Bathroom and
Separate Downstairs W/C

Generous Garden

Two Parking Spaces

Town Location

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An exquisite three-bedroom residence located just beyond the vibrant heart of Watton town centre. This contemporary offers a perfect blend of comfort and modern conveniences.

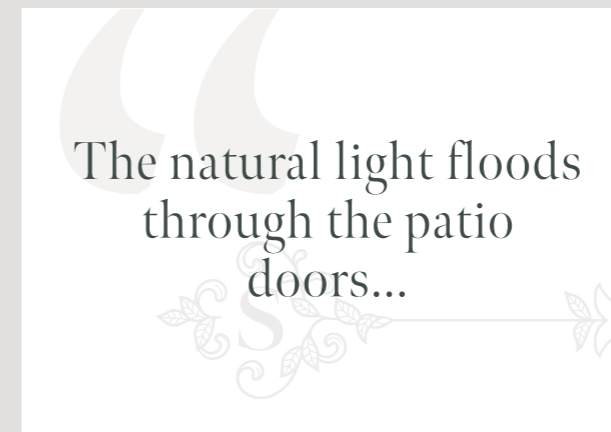
You are greeted by a spacious hallway that seamlessly transitions into a generous living room. Natural light floods the room through patio doors, which open directly onto a beautifully maintained garden, ideal for both relaxation and entertaining.

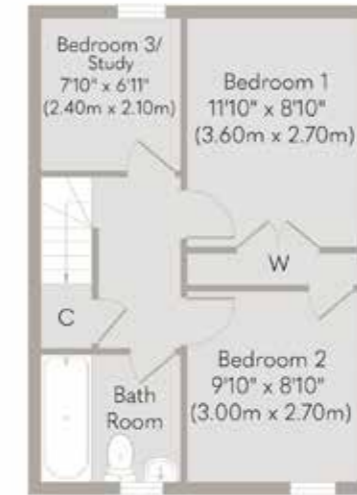
The ground floor also features a convenient cloakroom and a stylish, fully equipped kitchen. Every culinary need is anticipated with premium appliances, including an oven, hob, dishwasher, fridge-freezer, and washing machine, all integrated into the sleek, modern design.

Upstairs, the property offers two double bedrooms, providing ample space and comfort, along with a well-proportioned single bedroom. The residence is further enhanced by efficient gas central heating, ensuring year-round comfort.

The property boasts a generous rear garden, mainly laid to lawn, perfect for outdoor entertaining, and can be accessed from the rear door and benefits from a side entrance as well. Additionally, there are two dedicated parking spaces with the property, offering further convenience and security.

This lovely home is ideal for those seeking a tranquil retreat with easy access to the amenities of Watton town centre. Experience the perfect balance of modern living in a prime location.





First Floor
Approximate Floor Area
393 sq. ft
(36.50 sq. m)



Ground Floor
Approximate Floor Area
393 sq. ft
(36.50 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



"A lovely tranquil area of town to enjoy."

Lock Neaton in Watton.



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 0937-3867-7764-9505-5011

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: ///aunts.spot.crew

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SOWERBYS

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for the homeless

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