



THE STORY OF
21 Saddlers Drive
Watton, Norfolk

SOWERBYS



THE STORY OF

21 Saddlers Drive

Watton, Norfolk
IP25 6YA

Well-Presented Modern
Semi-Detached Home

Highly Efficient with
Solar PV Panels

Two Double Bedrooms

Well-Appointed Fitted Kitchen

Spacious Living Room

Family Bathroom
and Cloakroom

Enclosed Garden

Garage and Driveway Parking

No Onward Chain

SOWERBYS DEREHAM OFFICE

01362 693591

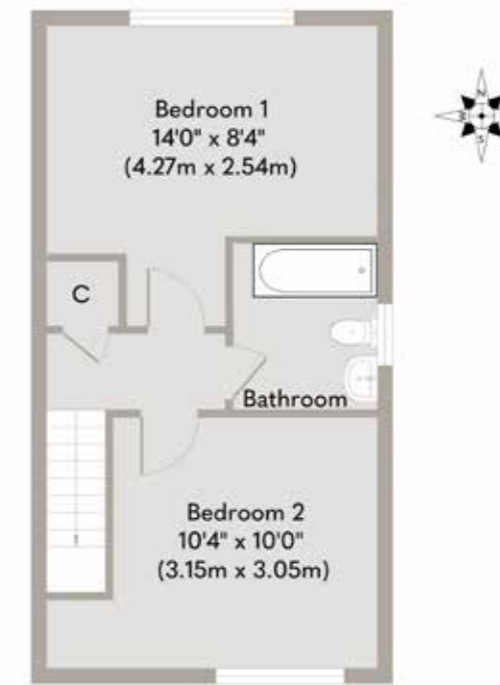
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Situated on the periphery of the popular and well-served market town of Watton, you will discover this deceptively spacious two double-bedroom semi-detached home.

The property was built by the locally renowned and family-owned builders, Abel Homes, and features well-designed accommodation extending over two floors. It briefly comprises an entrance hall, cloakroom, fitted kitchen, and a living/dining room. Upstairs, there are two good-sized bedrooms and a family bathroom.

Externally, the property enjoys an enclosed low-maintenance garden with a raised patio extending from the rear of the property. A pedestrian door grants access from the garden to the single garage, with driveway parking provided to the front, offering space for up to two vehicles.





First Floor



Ground Floor

Garage

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 water, electricity, gas and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 6634-3526-6300-0161-9222

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: ///awesome.soggy.boasted

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SOWERBYS

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 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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