



THE STORY OF

2 Southview Close

Watton, Norfolk

SOWERBYS

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2 Southview Close

Watton, Norfolk
IP25 6NW

Spacious Detached Home

Well-Presented with High Specification Finishes

Delightful Brick and Flint Façade

Private Cul-De-Sac Position

Four Double Bedrooms, En-Suite and Family Bathroom

Open-Plan 'L' Shaped Kitchen/Dining Room/Living Room

Large Brick Outbuilding Incorporating
Workshop and Storage Space

Detached Garage and Off-Road Parking

South-Westerly Aspect to Rear Gardens

No Onward Chain

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“...enjoy an excellent degree of privacy and seclusion...”

Situated in an exclusive private cul-de-sac, you will discover this spacious and well-presented home which enjoys a stunning brick and flint façade.

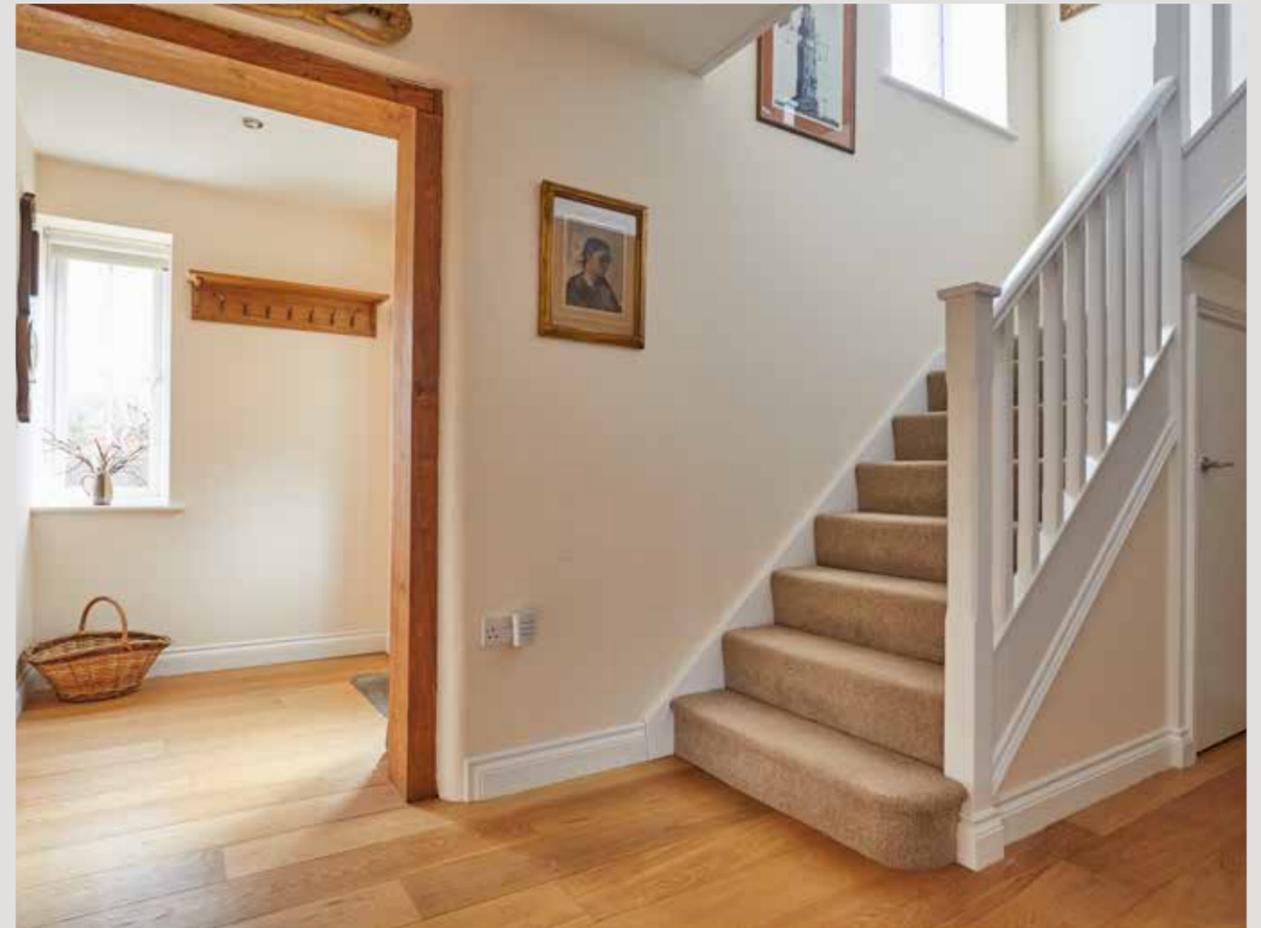
This modern home was originally built by skilled local craftsmen and is pleasantly positioned within an exclusive small development of just a handful of similar homes. Southview Close is located at the periphery of the bustling market town of Watton, which hosts an excellent choice of amenities within the locality.

The versatile accommodation extends to more than 1,600 Sq.Ft. and enjoys a highly specified finish throughout the home. The ground floor comprises an

entrance porch, cloakroom with WC and a reception hall with ample space for a study area.

The main event is an impressively proportioned ‘L’ shaped space, which features a high specification fitted kitchen with a central island, opening into a dining space and further into a living space with an exposed herringbone brick-backed fireplace and an inset wood-burning stove.

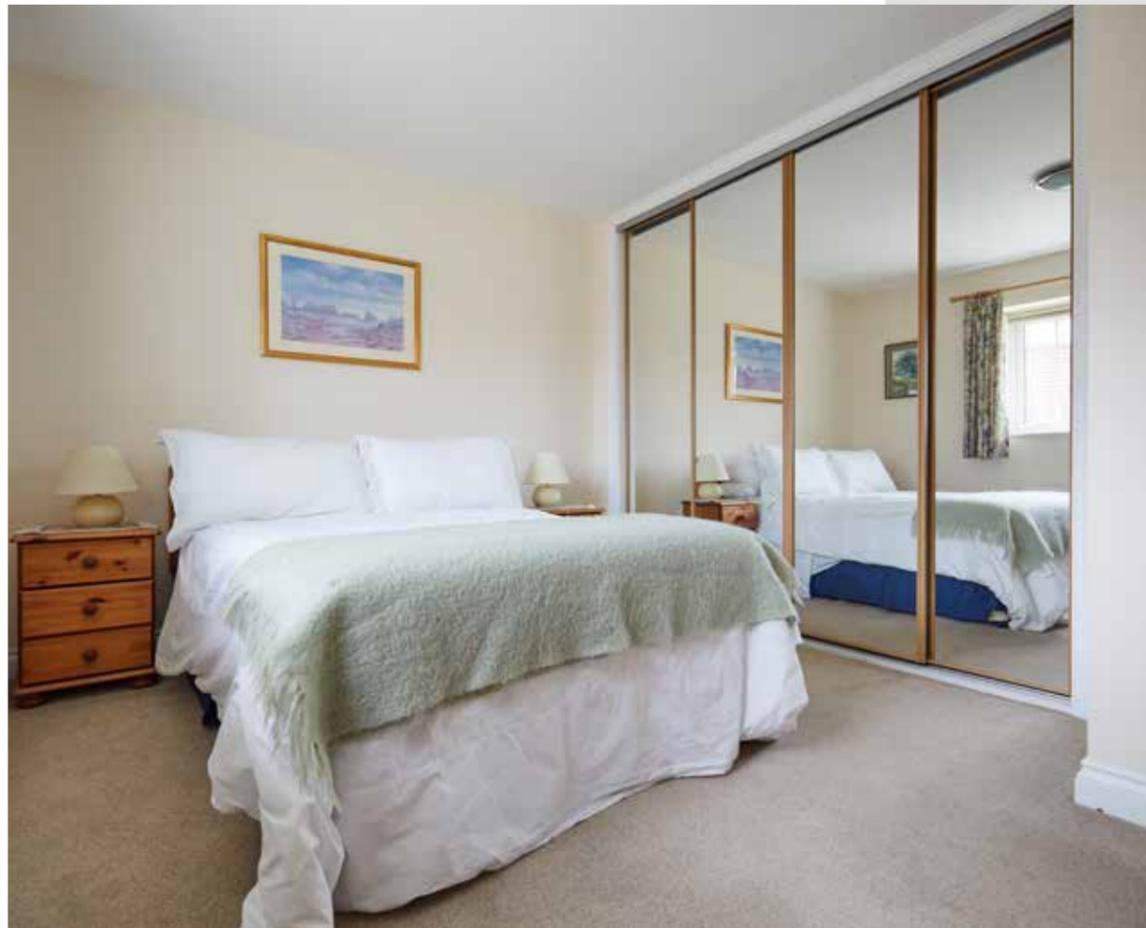
To complete the ground floor is the utility room. You will discover that the ground floor mostly enjoys oak-effect laminate flooring with the benefit of underfloor heating.





Moving to the first floor via the semi-galleried landing, a choice of four double bedrooms awaits. The principal bedroom enjoys a run of fitted wardrobes, as well as its own en-suite facilities incorporating a luxurious walk-in shower.

Bedrooms two, three and four are all of excellent proportions and are well-served by the well-appointed family bathroom.





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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Outside, the rear gardens enjoy an excellent degree of privacy and seclusion, with a most desirable south westerly aspect and bounded by a mix of brick and flint walls and fencing. There are stone patio areas to enjoy at differing times of the day to suit, and pathways intersecting well-stocked borders and a central lawn.



A large brick outbuilding houses three separate areas, including workshop and storage and might be prime for conversion into a home office or similar, subject to the necessary contents.



Finally, an oversized single garage and driveway provide a good degree of off-road parking.





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

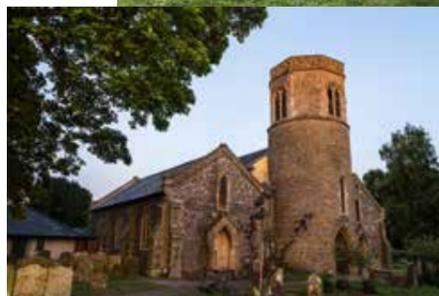


attractions are long gone, the loch is still a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

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



“...discover this spacious and well-presented home which enjoys a stunning brick and flint façade...”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Heating provided by air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 2258-5065-7355-4746-1900

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: ///workouts.point.unsettled

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SOWERBYS



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