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THE STORY OF

31 Byfords Way

Watton, Norfolk

SOWERBYS



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31 Byfords Way

Watton, Norfolk
IP25 6TB

Three Double Bedrooms

Large Rear Garden

Overlooking Green Space, with
Field Views Beyond

En-Suite to Principal Bedroom and Bedroom Two

Family Bathroom and Ground Floor WC

Garage and Off-Road Parking

Close to Amenities and Town Centre

Open-Plan Kitchen-Dining Room

Remaining Balance of the NHBC Warranty

SOWERBYS WATTON OFFICE

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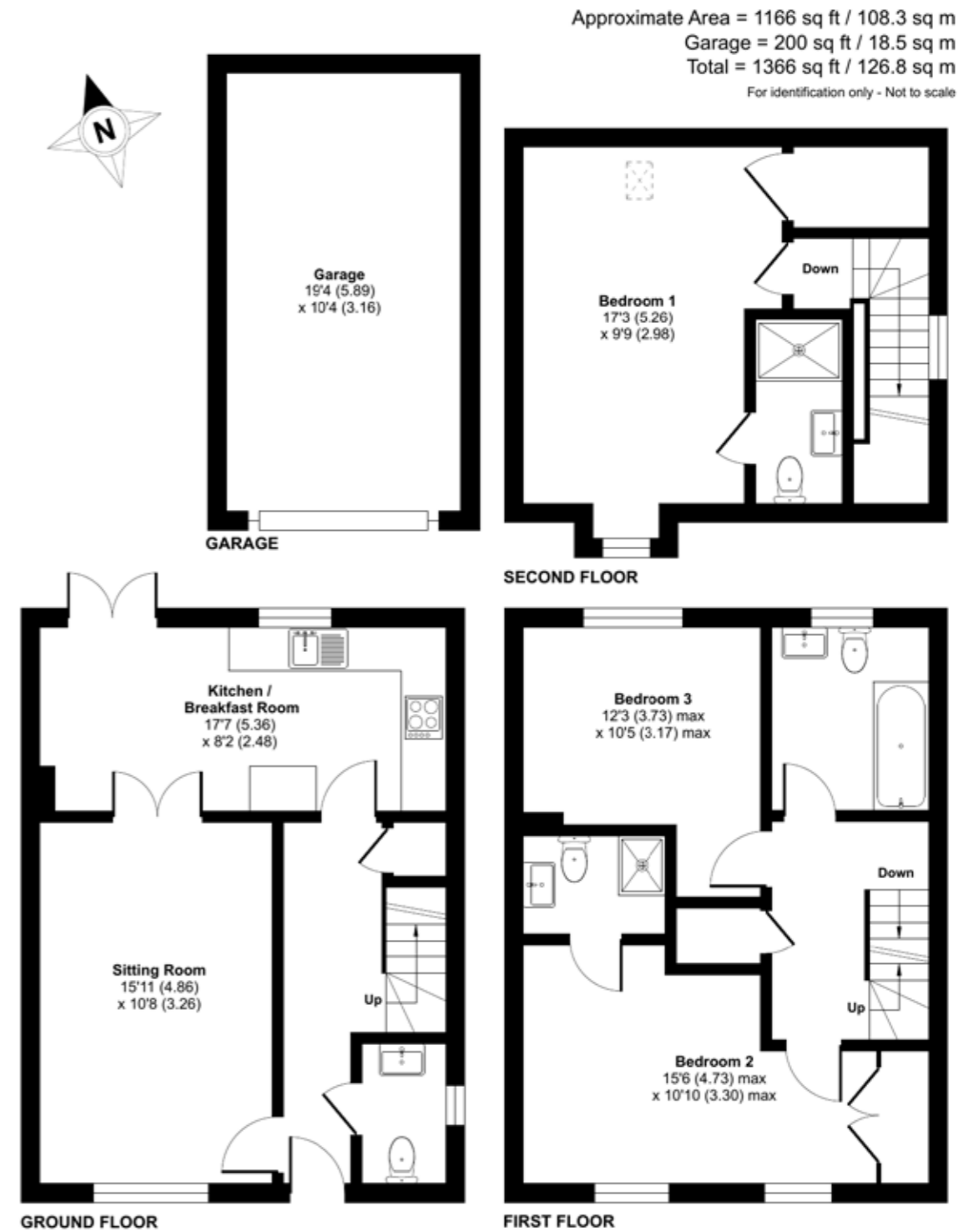


This well-presented three-bedroom townhouse offers a fantastic balance of space, comfort, and convenience. Situated in a desirable location, it enjoys a peaceful outlook over green space, with views extending to the fields beyond. The property provides an ideal home for families or professionals, with a practical layout that maximises both privacy and practicality. The townhouse features three generously sized double bedrooms, each offering ample storage space and natural light. Both the principal bedroom and bedroom two benefit from en-suite facilities, ensuring a high level of convenience. A family bathroom and a ground floor WC add to the practicality of the home. This home presents a well-rounded opportunity for those seeking both comfort and accessibility.

Internally, the open-plan kitchen-dining room creates a welcoming space for everyday living, ideal for both relaxed family meals and entertaining guests. The larger than average rear garden is a real highlight, offering a private outdoor space that's perfect for enjoying the seasons.

A garage and off-road parking ensure you have plenty of space for your vehicles, while the property's proximity to local amenities, schools and the town centre offers the convenience of easy access to shops, schools, and transport links.





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 Sowerbys



“a peaceful outlook over green space, with views extending to the fields beyond.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8751-7539-5150-2009-1992

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: ///professes.pylons.choirs

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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