



THE STORY OF

30 Garden Close

Watton, Norfolk

SOWERBYS



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30 Garden Close

Watton, Norfolk
IP25 6DP

Chain Free

Two Double Bedrooms

Modern Fitted Kitchen

Cul-De-Sac Location

Close to Town Centre and Amenities

Garage and Off-Road Parking

SOWERBYS WATTON OFFICE

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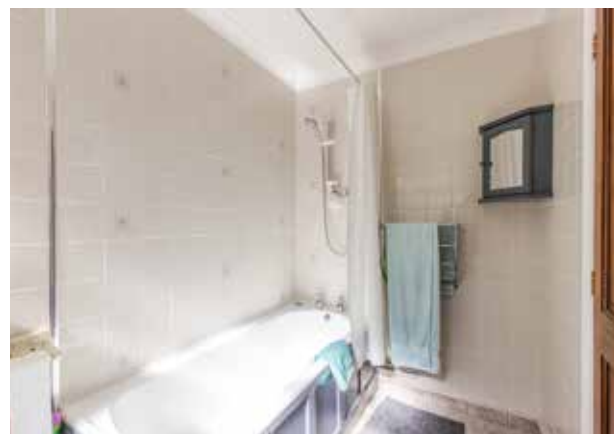


Tucked away in a quiet cul-de-sac, just a short walk from Watton's town centre, this detached bungalow offers a low-maintenance, move-in-ready home with everyday convenience built in.

Chain-free and well-presented throughout, this property is an ideal choice for anyone looking to settle quickly - whether you're stepping onto the ladder, downsizing, or investing with confidence. Inside, two double bedrooms provide comfortable, flexible living space, while the modern fitted kitchen combines style and functionality for everyday life.

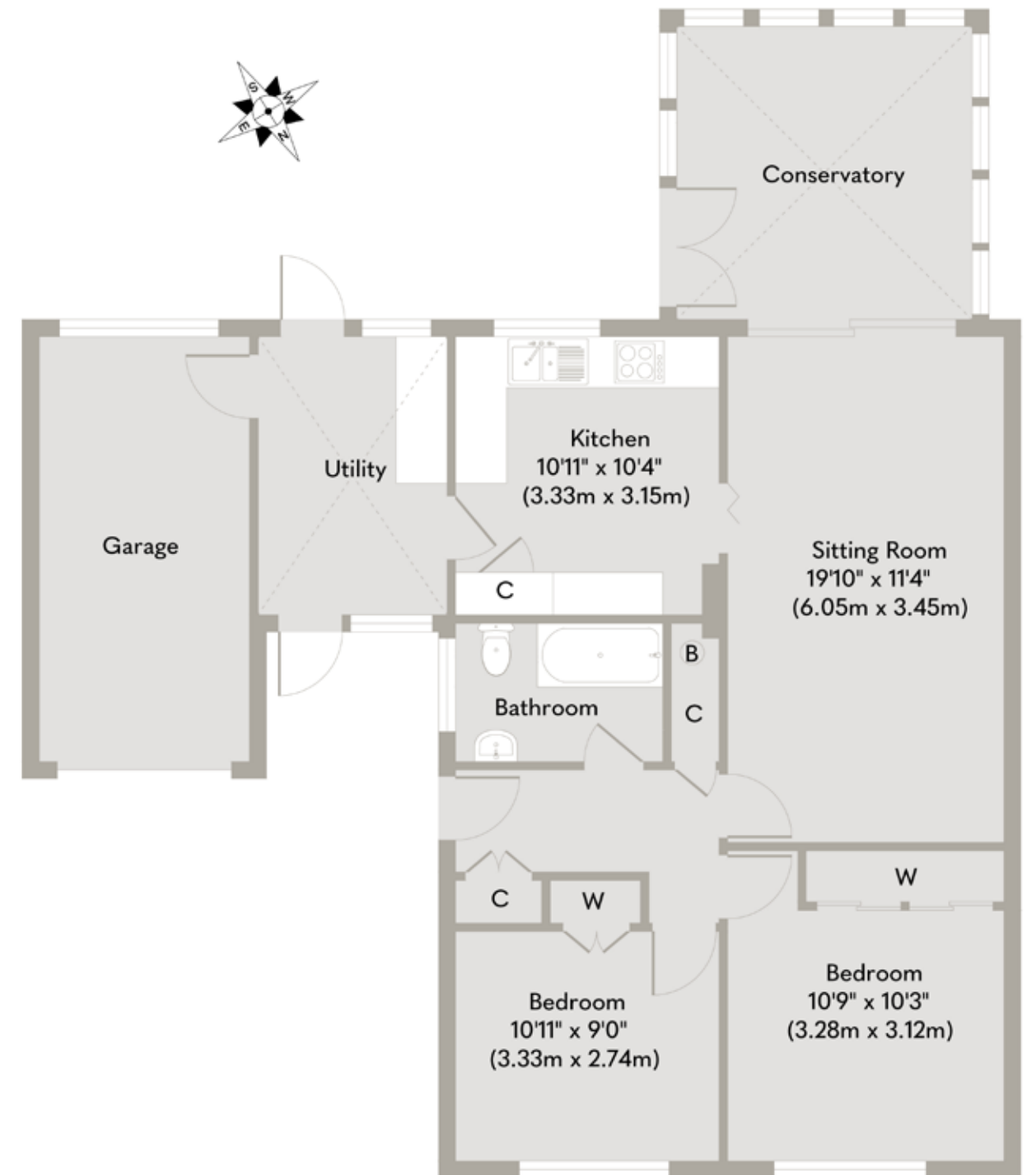
There's off-road parking and a garage, offering practical storage and peace of mind, and the location strikes a perfect balance - quiet and tucked away, yet just minutes from local shops, services and amenities.

This is a home which makes life simple - easy to maintain, easy to enjoy, and easy to make your own...



From the moment you
step inside this home is
light, welcoming
and feels easy to live in





Approximate Floor Area
1,062 sq. ft
(98.66 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 Sowerbys



“The private garden is manageable - your perfect spot for a quiet morning coffee or an evening unwind.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2855-4137-4676-1291-9713

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: ///exacted.thumb.graced

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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