



THE STORY OF
2 Muston Walk
Watton, Thetford

SOWERBYS



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2 Muston Walk

Watton, Thetford
IP25 6TP

Built by Hopkins Homes in 2016

Corner Plot on Popular Development

Open Plan Kitchen/Dining Room

Dual Aspect Lounge

WC and Utility Area

Single Garage and Carport

Close Local Amenities and Schooling

Generous Sized Bedrooms

En-Suite to Principal Bedroom
and Family Bathroom

Remaining NHBC Warranty

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Set on a desirable corner plot within one of Watton's sought-after developments, Muston Walk offers a balanced lifestyle, ideal for growing families or those simply seeking well-designed space in a well-connected location.

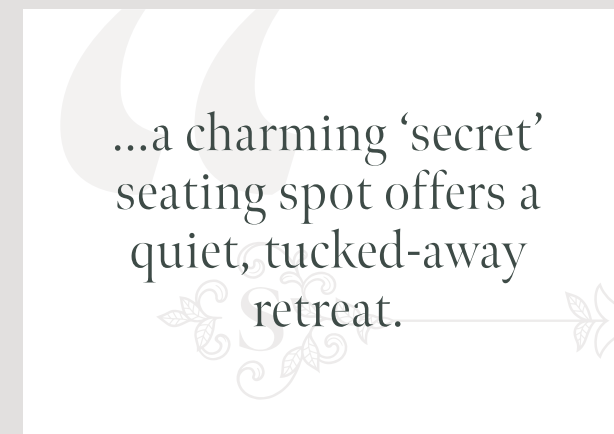
Built by the reputable Hopkins Homes in 2016, the property combines modern design with practical touches - highlighted by a generous open-plan kitchen-dining room that naturally becomes the hub of daily life. A dual-aspect lounge draws in plenty of natural light throughout the day, providing a calm and comfortable setting in which to unwind or entertain. Thoughtful features such as a separate utility area, downstairs WC, and ample storage reflect the home's emphasis on everyday convenience.

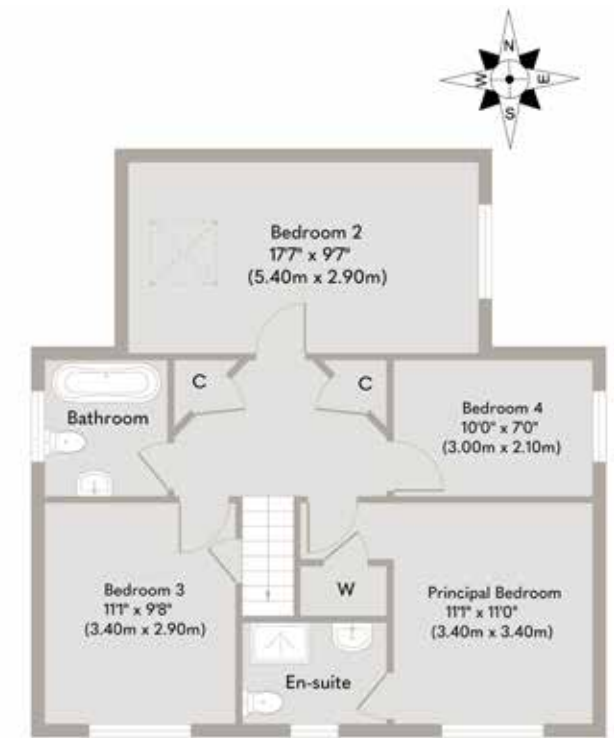
Upstairs, all bedrooms are generously sized, with the principal suite benefitting from its own en-suite. A family bathroom serves the needs of a busy household.

Outside, the garden is a true highlight - beautifully landscaped with a lush lawn, vibrant planting, and a generous patio area ideal for al fresco dining. In addition, a charming 'secret' seating spot offers a quiet, tucked-away retreat - perfect for a morning coffee or evening glass of wine. It's a space designed for both relaxation and entertaining.

The property includes a single garage and a carport, ensuring both storage and parking are well catered for. Its position within the development offers added privacy, while local amenities, schools, and green spaces remain within easy reach.

With the reassurance of a remaining NHBC warranty, Muston Walk is a well-rounded home in a welcoming neighbourhood - ready to support the rhythm of modern life.





First Floor
Approximate Floor Area
676 sq. ft
(62.82 sq. m)



Garage
Approximate Floor Area
215 sq. ft
(19.99 sq. m)

Ground Floor
Approximate Floor Area
676 sq. ft
(62.82 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



"A perfect spot to enjoy a morning coffee or afternoon glass of wine."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:-8886-7133-4020-7612-9922

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: ///intervals.tacky.spillage

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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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

