



THE STORY OF
3 Heys Yard
Watton, Norfolk

SOWERBYS



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3 Heys Yard

Watton, Norfolk
IP25 6XY

Set in a Private Cul de Sac of Just Five Properties
Walking Distance to Local Shops and Amenities

Within Easy Reach of Watton
Junior School and Nursery

Spacious Kitchen-Dining Room

Dual Aspect Sitting Room

Ground Floor WC and Utility Room

Family Bathroom and En-Suite

Garage and Off Road Parking

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Tucked away in a private cul-de-sac of just five homes, 3 Heys Yard perfectly balances convenience and comfort, offering a peaceful setting that remains well connected to everything Watton has to offer.

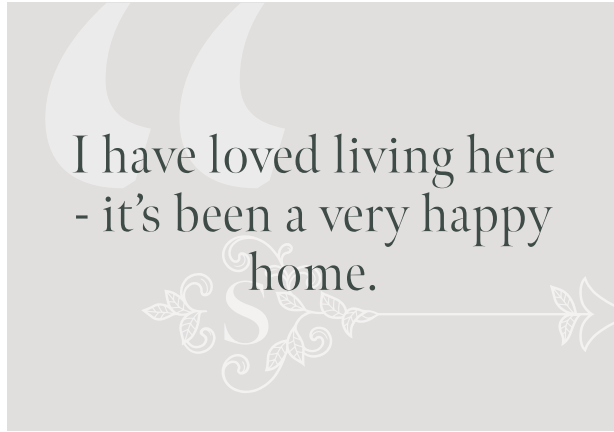
Designed with modern living in mind, this detached residence combines generous proportions with thoughtful detail. At its heart, a spacious kitchen/dining room creates the ideal hub for family mealtimes or relaxed entertaining, while the dual-aspect sitting room is filled with natural light, providing a welcoming space to gather and unwind. Practical touches, including a utility room and ground-floor WC, add everyday ease.

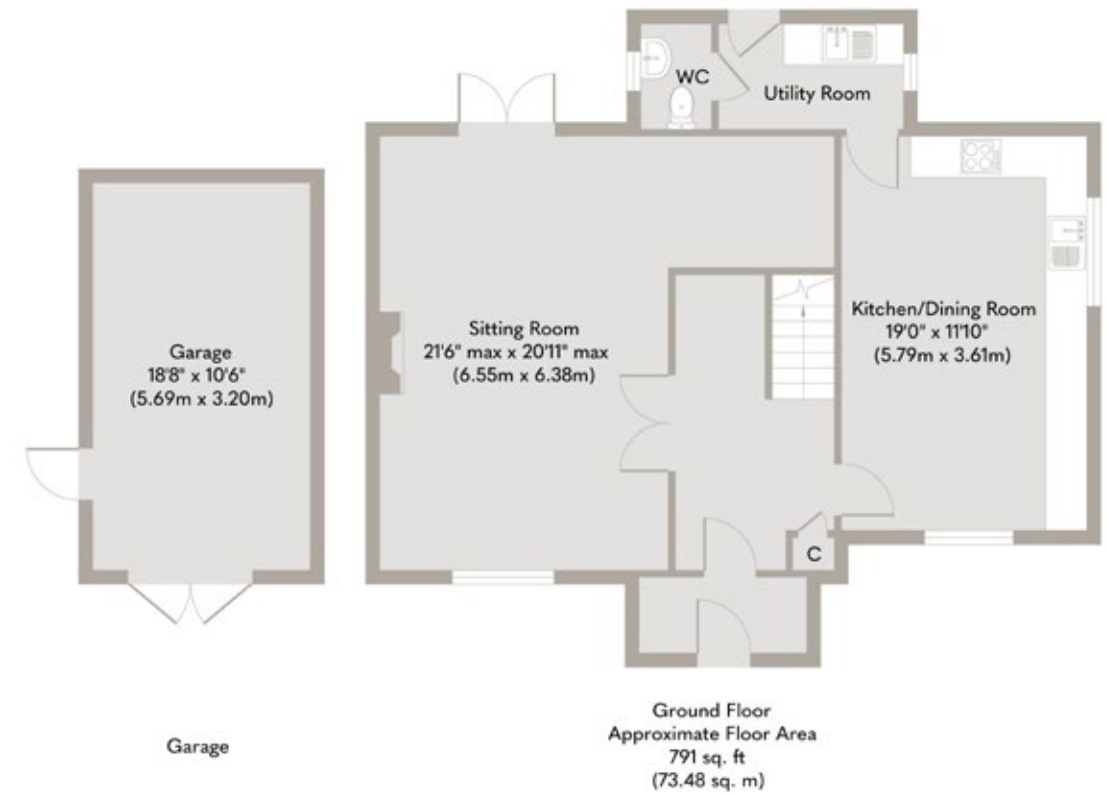
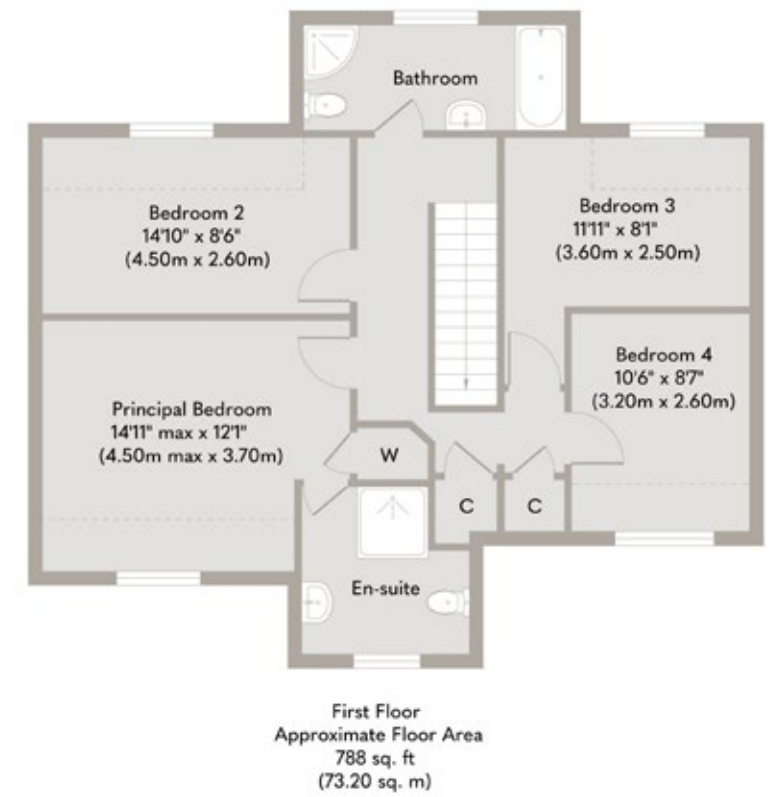
Upstairs, four well-proportioned bedrooms offer flexibility for family, guests or home working. The principal suite benefits from its own en suite, while a stylish family bathroom serves the additional rooms.

Outside, the property continues to impress with a secure garden, garage and ample off-road parking - perfect for family life, entertaining, or simply enjoying the outdoors.

The location is equally appealing. Just a short walk away are Watton's shops, services and green spaces, while schools and nurseries are within easy reach – making this an ideal choice for families seeking both practicality and lifestyle.

3 Heys Yard is more than just a house - it's a modern family home in a private, tucked-away setting with every convenience close at hand.





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 the Vendor



Rear Garden

"I would describe
this home as
homely, safe and
beautiful."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref: 8383-7725-5710-5127-4992

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: ///unfilled.marathon.dictation

AGENT'S NOTE

3 Heys Yard forms part of a private development of 5 properties; located on a private shared access. The access is a shingle driveway maintained by the residents at an average cost of £10 per property per year.

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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