



INTRODUCING

51 Brandon Road

Watton, Norfolk

SOWERBYS

S

THE STORY OF

51 Brandon Road

Watton, Norfolk
IP25 6LB

Offered with No Onward Chain

Quietly Positioned
within a Cul-De-Sac

A Short Walk to Watton Town
Centre and Local Amenities

Two Generously Sized
Double Bedrooms

Two Separate Reception Rooms

Scope to Update and
Personalise Throughout

Built in 2000, Offering
a Modern Layout with
Solid Potential

Single Garage and Off-
Road Parking

Fitted with Solar
Panels, Contributing to
Energy Efficiency

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Tucked away within a quiet and established cul-de-sac, this well-located home presents an excellent opportunity for those seeking a practical property with scope to enhance and personalise. Offered to the market chain free, it provides a straightforward path to ownership, whether you're a first-time buyer, downsizer or investor.

Built in 2000, the accommodation is well-proportioned throughout, featuring two comfortable double bedrooms and two separate reception rooms—ideal for a range of living arrangements. Whether you're looking to create dedicated work-from-home space, a cosy sitting room, or a formal dining area, the layout offers welcome flexibility.

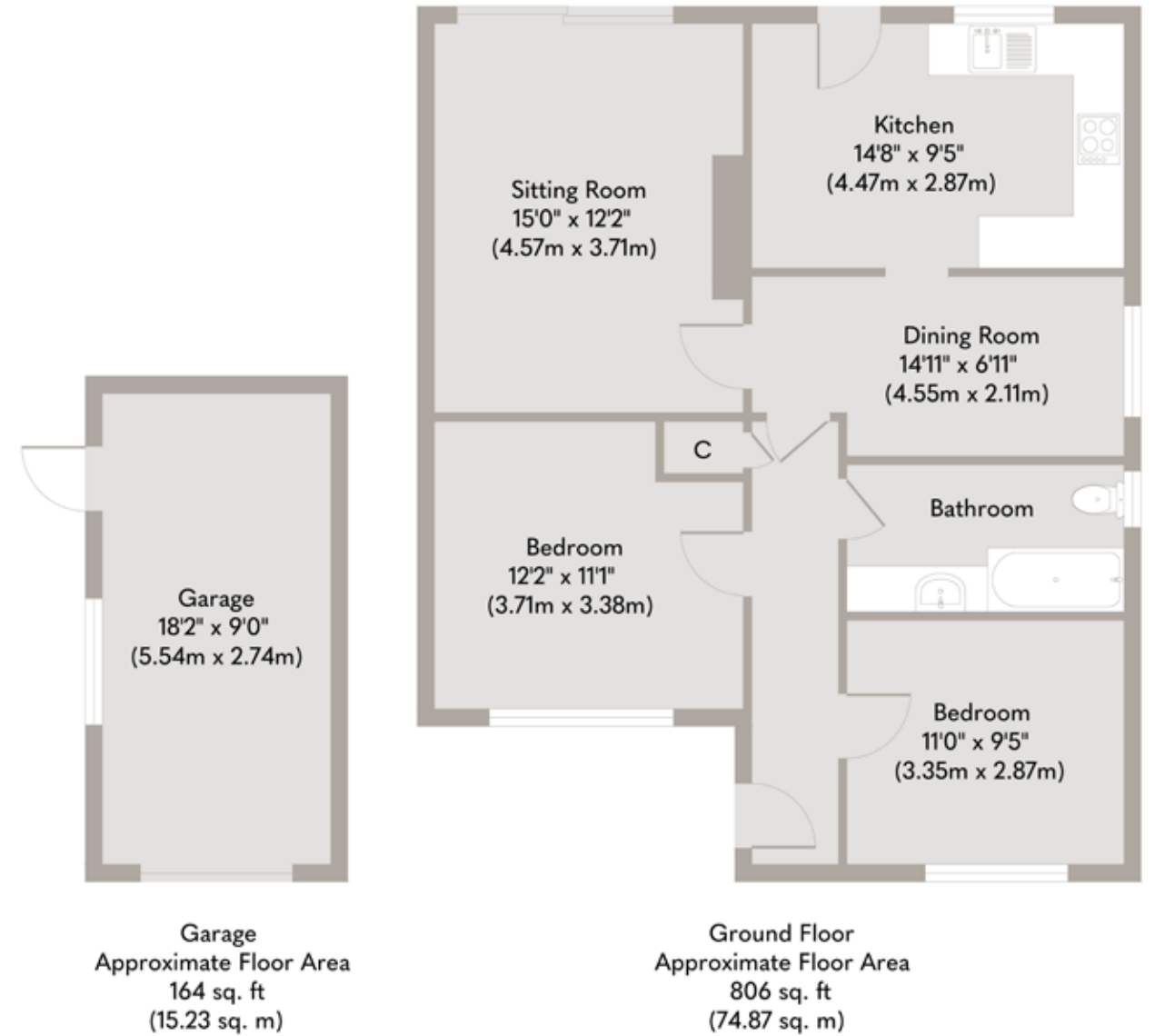
While the property is presented in a liveable condition, there is clear potential for modernisation and improvement, allowing a new owner to make their mark and add value over time.

Externally, the home benefits from a private driveway, single garage and off-road parking—sought-after features in this part of town. A further advantage is the inclusion of solar panels, contributing to energy efficiency and helping to reduce running costs.

Located just a short stroll from Watton's town centre, residents can enjoy easy access to a wide range of local amenities including shops, eateries, services and public transport links, all while enjoying the peace and privacy of a tucked-away setting.

This is a property that combines a convenient location with excellent potential—an ideal canvas for those looking to create a home of their own.





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



“An ideal property for those seeking a blank canvas to personalise and add value.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 2173-1119-1578-1522-5191

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: ///silks.reduction.mercy

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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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