

34 Garden Close
Watton
IP25 6DP



ATTIK
CITY | COUNTRY | COAST

34 Garden Close

Guide Price £280,000

The generous detached family home...

Nestled within a peaceful cul-de-sac in the thriving market town of Watton, 34 Garden Close offers a wonderful opportunity to acquire a spacious and well-presented detached home, available chain-free. Surrounded predominantly by single-storey dwellings and enjoying a discreet yet convenient position just off Norwich Road, this home blends privacy and practicality with ease.

Approached via a generous brick weave driveway with space for several vehicles, the property also features a garage that, while slightly shorter in length, offers excellent potential as a workshop or even conversion into additional living accommodation, should you wish. A charming front garden bordered by manicured hedging and ornamental planting sets the tone, while the rear of the property reveals a truly delightful and unexpectedly private garden — with mature hedging, wisteria-draped pergola, and even a fruitful grapevine and apple tree creating a serene escape. A public footpath at the rear offers immediate access to the surrounding countryside — ideal for dog walkers or simply enjoying Norfolk's natural beauty.

Inside, the property is surprisingly spacious. A bright, tiled hallway leads to the kitchen/breakfast room, a cheerful, dual-aspect space with views over the front garden and access to the side of the home, plus a walk-in pantry and all the essential connections for gas or electric cooking. To the rear off the hall is a very generous dual-aspect lounge and dining room, complete with a modern wood-burning stove and sliding doors that lead directly onto the rear garden, and a second set opening into the spacious conservatory with French doors out to the rear garden — all perfectly positioned to soak up the afternoon sun.

Upstairs, you'll find three well-sized bedrooms. The principal bedroom is a particularly bright and airy dual-aspect double with a large built-in wardrobe and far-reaching views across the rooftops and surrounding landscape. Bedroom two also enjoys generous proportions and a built-in wardrobe and looks over the rear garden, while bedroom three offers flexibility — ideal as a home office or single guest room. A stylish shower room has replaced the former bathroom, now fitted with a large walk-in enclosure and modern suite. There's even scope for an en suite or further adaptation, thanks to the clever layout and dual downstairs WCs.

Watton itself offers a great selection of shops, supermarkets, eateries, and primary and secondary schools — all within easy reach. The wider area is well-connected: the nearby village of Hingham lies just a short drive away, and from there the road leads on to the cathedral city of Norwich, providing further amenities, employment opportunities and rail connections to London.

This is a rare find — a flexible and lovingly maintained home with both charm and potential, tucked away in a well-regarded part of town. Whether you're downsizing, upsizing or simply looking for a peaceful spot to call home, 34 Garden Close delivers in abundance.

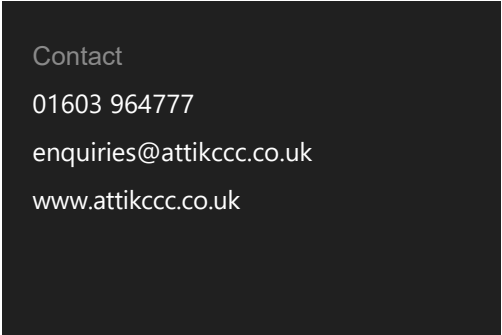
Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
Breckland

Council Tax Band C

EPC Rating D



GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1447 sq.ft. (134.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency over the years.
Made with Neatmap 10/2021