



## 36 Byfords Way, Watton

Guide Price £375,000 - £400,000

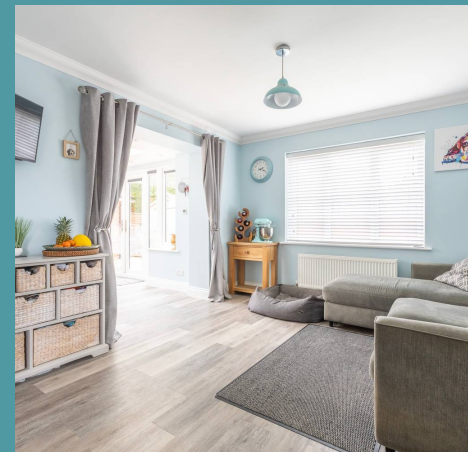
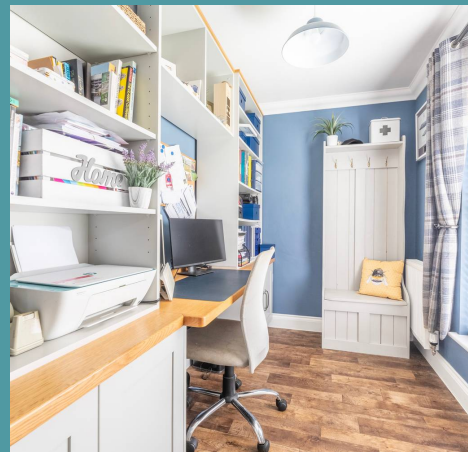
# 36 Byfords Way

Watton, Thetford

This beautifully presented four-bedroom detached house offers contemporary living in a development in Watton. The home features a modern open-plan kitchen and dining area, a spacious living room with a decorative gas fireplace, and a bright orangery with underfloor heating, perfect for relaxation and entertaining. The ground floor also includes a convenient cloakroom and a separate study, making it ideal for family living. Upstairs, the master bedroom boasts an en suite, complemented by three additional bedrooms for guests or family. The property is set on a well-maintained lot with a shingle driveway, an enclosed rear garden, and a garage with power, offering both comfort and practicality for modern lifestyles.

## The Location

Byfords Way is situated in the vibrant town of Watton, located in the picturesque Breckland district of Norfolk. This area offers a blend of rural and modern conveniences, with a variety of local shops, schools, and amenities all within walking distance. The property enjoys easy access to major roadways, providing convenient connections to nearby towns such as Thetford, Dereham, and Norwich. For outdoor enthusiasts, the stunning landscapes of Thetford Forest and the scenic countryside are just a short drive away, offering opportunities for hiking and nature walks. Additionally, the nearby Harling Road train station facilitates regular services to Norwich and Cambridge, making this location ideal for commuters.





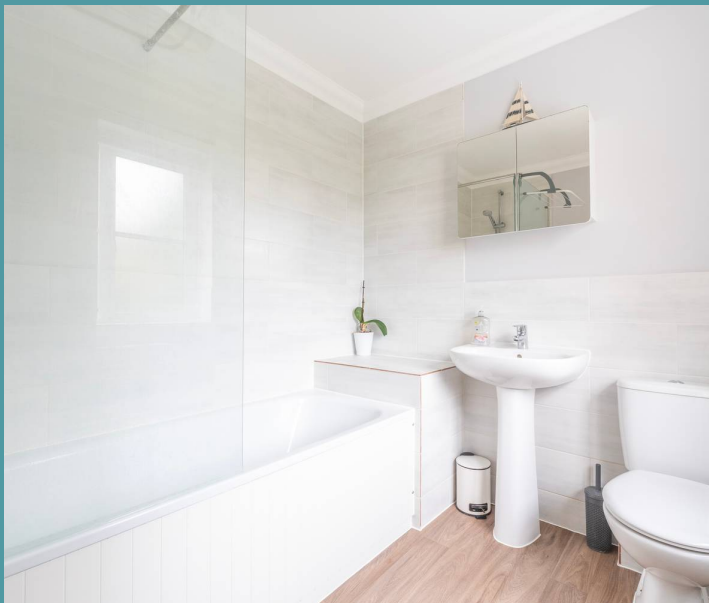
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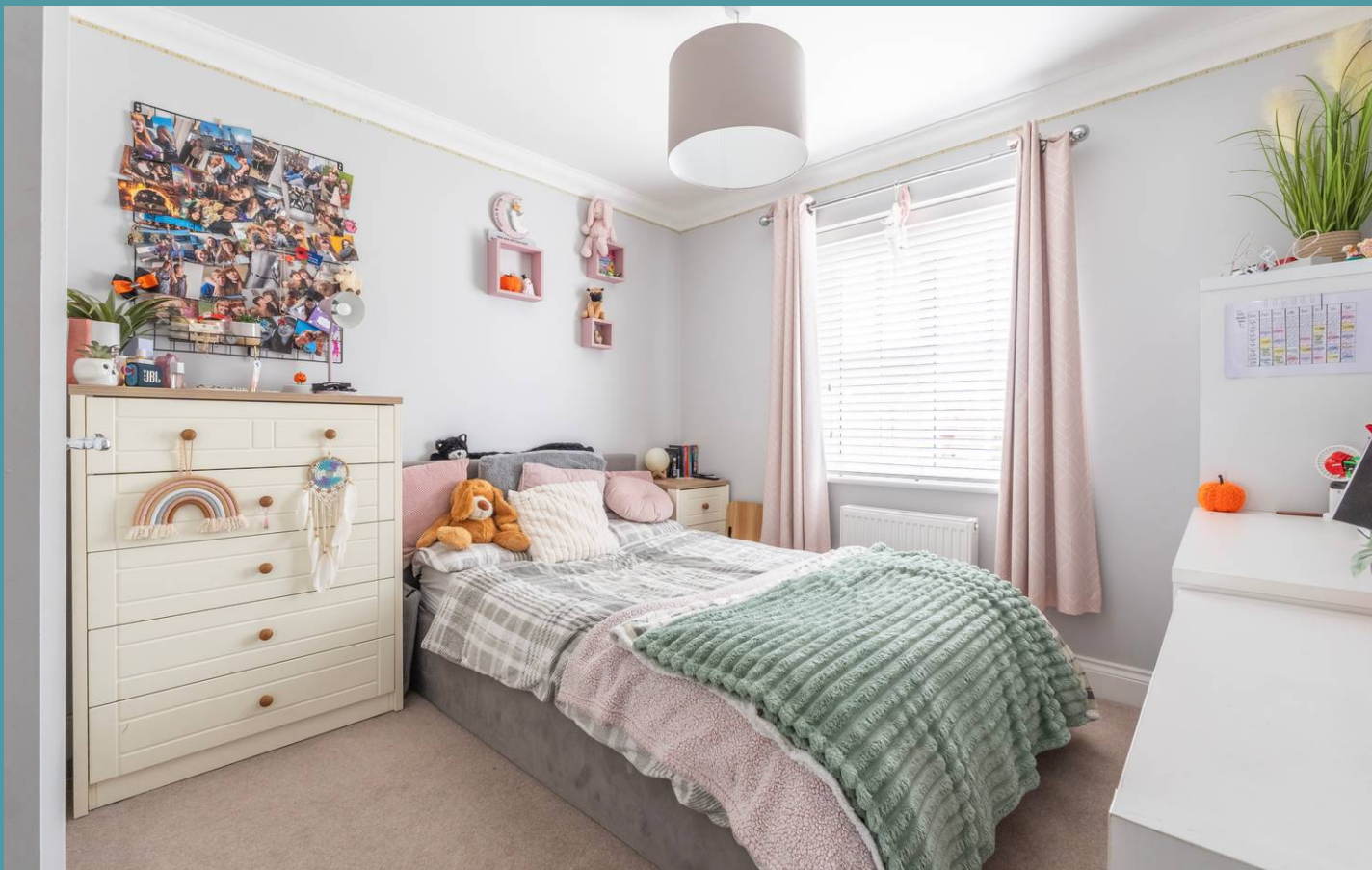
Watton, Thetford

### Byfords Way

This beautifully presented four-bedroom detached house offers contemporary living in a desirable development. Featuring an open-plan modern kitchen and dining room, this home is designed for both comfort and functionality. The spacious living room is enhanced by a decorative gas fireplace and connects seamlessly to an orangery, complete with underfloor heating, providing a perfect space for relaxation or entertaining. Additionally, the ground floor boasts a convenient cloakroom and a separate study, ideal for remote work or quiet study time.

Upon entering, you'll be greeted by a welcoming entrance hall that leads to all ground floor rooms. The kitchen/dining area is fitted with high-quality units and modern appliances. The bright and airy orangery features patio doors that open onto an enclosed rear garden, seamlessly blending indoor and outdoor living. Upstairs, the master bedroom includes an en suite, while three additional bedrooms offer ample space for family or guests.





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Watton, Thetford

The exterior of the property features a well-maintained front garden, shingle driveway, and newly added resin driveway with double-gated access. The enclosed rear garden is perfect for entertaining, with a paved patio area and raised flower beds for gardening enthusiasts. Additional highlights include a garage with power and lighting, ensuring plenty of space for storage or hobbies.

### Agents Note

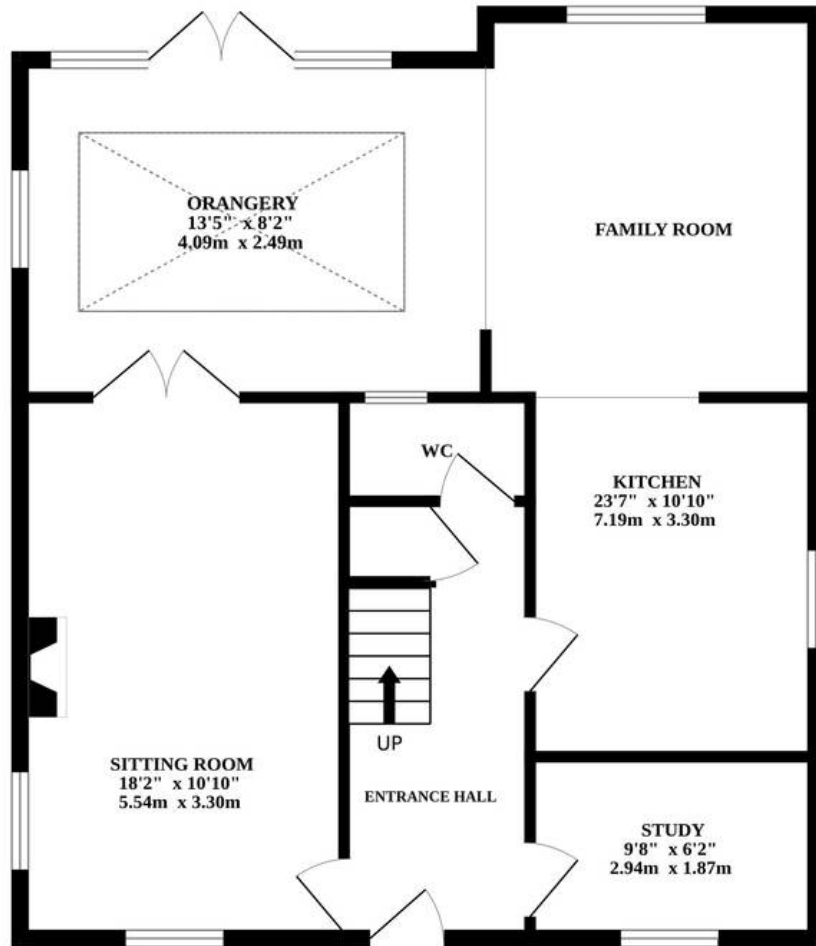
Sold Freehold.

Maintenance - £90p/a

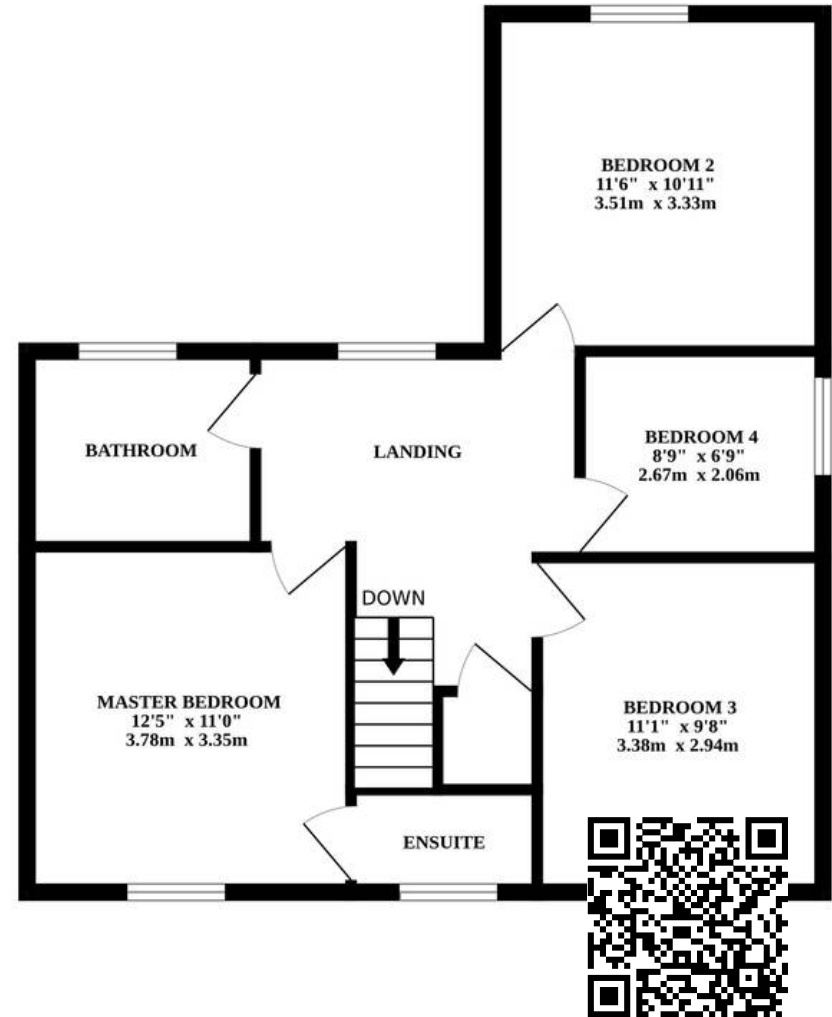
- Spacious four-bedroom detached design, providing ample living space for families and guests
- Modern open-plan kitchen and dining area, featuring high-quality appliances and stylish finishes for a contemporary feel
- Bright and airy orangery with underfloor heating, perfect for year-round enjoyment and entertaining in comfort
- Dedicated study room, ideal for remote work or quiet study time, promoting productivity in a home setting
- Master bedroom with en suite and three additional well-proportioned bedrooms
- Well-maintained front garden with a shingle driveway and added resin driveway, enhancing curb appeal



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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