



4a Saham Road, Watton  
£230,000



## 4a Saham Road

Watton, Thetford

Enjoying a quiet village setting and an abundance of room to personalise and even extend (STPP), this two-bedroom detached bungalow in Watton presents an exciting opportunity for buyers seeking both space and potential. Set back from the road with an enclosed frontage, lawned garden, and garage, the property offers a sense of privacy while remaining conveniently located. Inside, a large dual-aspect sitting room, well-proportioned bedrooms, and a good-sized conservatory create a comfortable living space ready to be modernised. The expansive rear garden, free from overlooking neighbours, offers exceptional scope for extension or simply a fantastic outdoor space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F







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### The Location

Situated on Saham Road in the charming market town of Watton. Located just a short walk from the town centre, residents can enjoy an array of local shops, supermarkets, cafes, and restaurants, catering to all daily needs. Families will appreciate the proximity to well-regarded schools, including Watton Primary School and Wayland Academy, both within easy reach.

For those needing to commute, excellent transport links are on offer, with the B1108 providing direct routes to Norwich (approximately 23 miles away) and Thetford (around 15 miles away). Watton also benefits from reliable bus services connecting to neighbouring villages and towns.

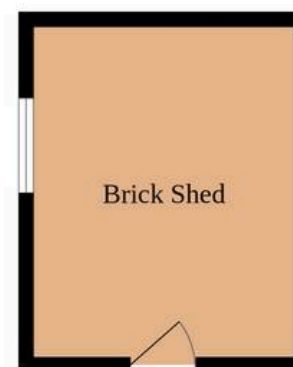
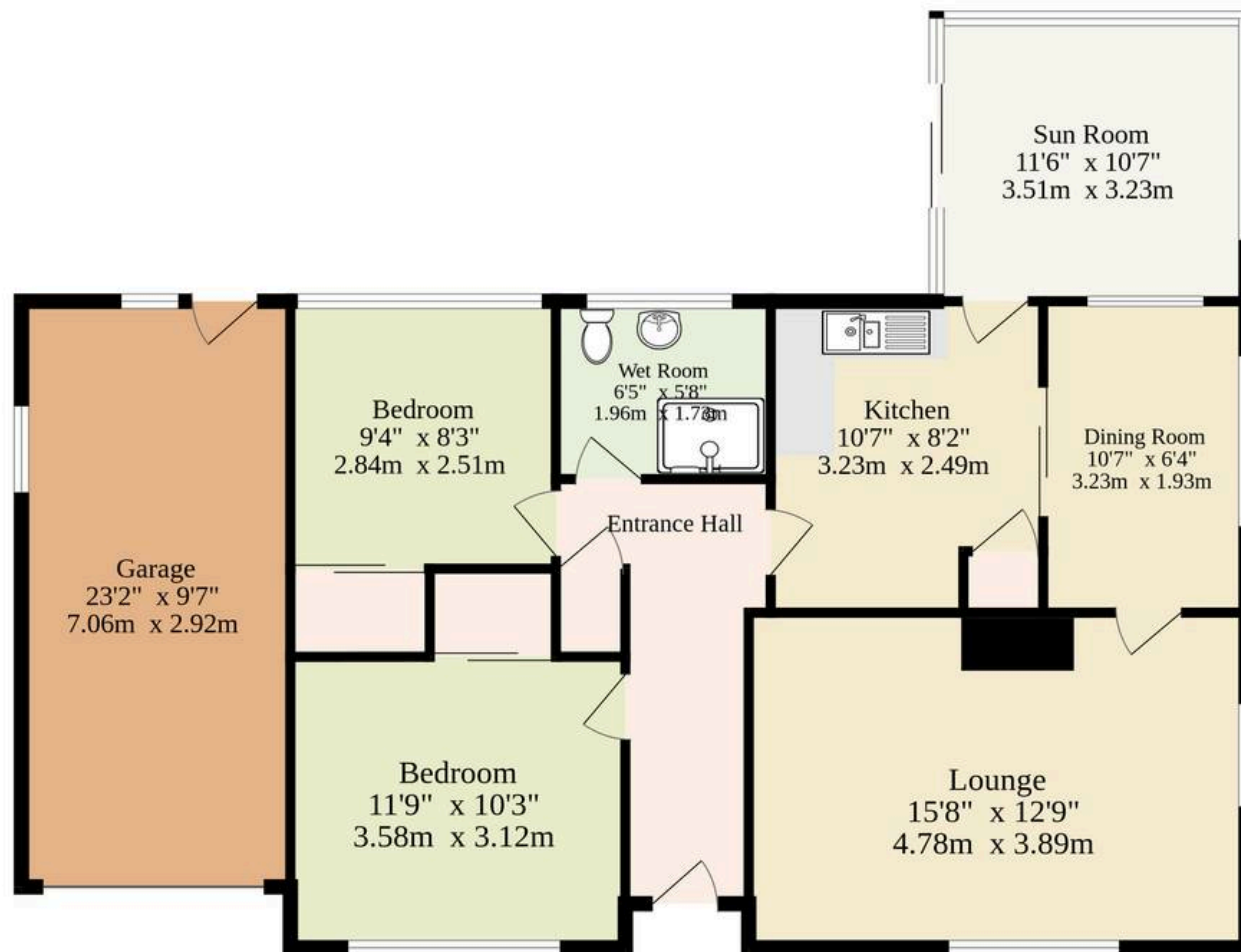
### Saham Road

Set away from the road, this two-bedroom detached bungalow in Watton offers a fantastic opportunity



# Ground Floor

1167 sq.ft. (108.4 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

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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