



THE STORY OF
5 Dorrs Drive

Watton, Norfolk

SOWERBYS



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5 Dorrs Drive

Watton, Norfolk
IP25 6HB

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Executive, Detached Family Home Residing
Within an Exclusive Development

Located on the Edge of an Historic Market
Town in the Heart of Norfolk

Field Views to the Rear Aspect

Impressive and Highly Versatile
Accommodation, Totalling 2,824 Sq. Ft.

Five Double Bedrooms, Two En-Suites and Family Bathroom

Four Reception Rooms

Impressive Open Plan Kitchen/Breakfast Room

Fitted Home Office and Utility Room

Underfloor Heating Downstairs with Oak
Flooring, Skirting and Architraves

Plot of 0.30 Acres (STMS) Including Established
Garden, Double Garage and Ample Parking

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“In the two years we’ve lived here, we’ve made numerous improvements and it’s now a very comfortable home...”

Dorrs Drive is an exclusive development, located on the edge of an historic market town within the heart of Norfolk, perfect for those looking to get away from busy suburban life. This executive five bedroom detached residence has it all and offers the perfect balance of country living with an array of amenities with walking distance.

The small development of just six properties was constructed in 2003 and

benefits from fields to the rear aspect, with number 5 sitting in a generous 0.3 acre plot (STMS). This substantial home was extended by the previous owners and is exceptionally presented both inside and out. The current owners have further improved the property, with some of the additions including bespoke Hammonds fitted wardrobes to the principal bedroom and bedroom two, oak skirting boards and architraves throughout and bespoke Hammonds fitted furniture installed to the study for a ready-made home office.





The property offers a wealth of generously proportioned accommodation, extending to 2,824 sq. ft., including an impressive reception hallway complete with an oak staircase rising to the first floor. From here you'll find doors leading through to a downstairs cloakroom, a study/home office, and a double aspect sizeable 27' sitting room, benefitting from a gas fireplace with a stone hearth and surround, and oak flooring. Glazed doors then lead through into a dining room, a wonderful light and airy space, which in turn leads to the triple aspect, open-plan garden/living room which stretches the entire width of the property. This fantastic room overlooks the picturesque, landscaped rear garden and also leads through to the kitchen/breakfast room, creating a wonderful open-plan sociable family space.

“The south facing garden room has lovely views of the garden and fields beyond.”

The fitted kitchen is finished to a luxury high quality standard, comprising comprehensive base and wall mounted units with lighting underneath, stone worktops including an impressive island unit, Franke sink and tap and a wealth of integrated NEFF appliances. Both the kitchen area and the garden/living room have limestone effect travertine tiled flooring. Finishing the ground floor is a utility room with fitted base and wall mounted units, stainless steel Franke sink and tap, plumbing for a washing machine and space for a tumble dryer.

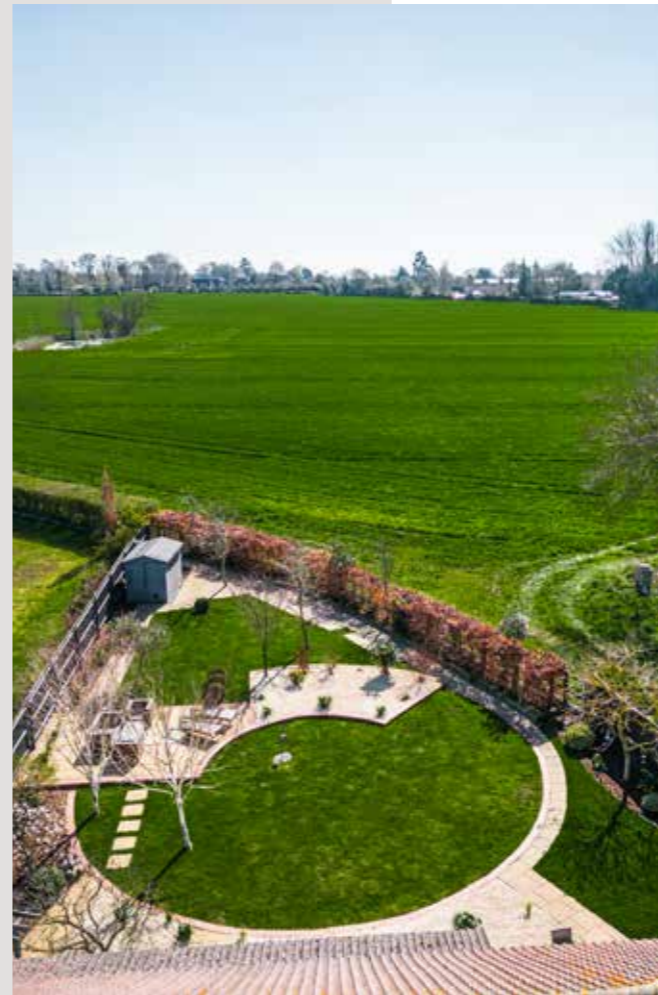


To the first floor is a spacious landing with oak and glass balustrade, complemented by newly fitted carpets to the stairs, landing and bedrooms. Doors lead into all five double bedrooms, of which the principal and second bedroom benefit from luxury en-suite shower rooms. There is also a family bathroom servicing the remaining bedrooms.





Outside and to the front is a brickweave driveway providing ample off-road parking space, and a double garage. The rest of the front garden is laid to lawn with a path leading to the front entrance hallway and planted shrub and flower borders. There is access to the rear garden via both sides of the property and a covered pathway from the house to the garage, with planted shrubs and flowers.



“Moving here has changed the way we live; it’s a relaxed pace and we have the time and opportunity to enjoy Norfolk’s outdoor lifestyle.”

The south facing rear garden is beautifully landscaped with a large patio seating area and a circular path leading around the garden. There is an array of planted shrub and flower beds and raised beds. The garden also benefits from outside power points.



This exceptional home is beautifully presented and extremely well maintained, enjoying lavishly proportioned rooms and a fantastic layout. A viewing is highly recommended to truly appreciate what a special home this is.



ALL THE REASONS

Watton

IS THE PLACE TO CALL HOME



Providing plenty of country homes with room to grow, plus an ample share of equestrian properties, the popular market

town of Watton has a strong rural community, which comes together each year for the annual Wayland Show, one of England's oldest agricultural shows.

Located in the heart of Breckland, the town is well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Just outside the town, Loch Neaton is believed to be England's only loch. In 1875, Scottish railway workers excavated land to establish a new railway from Thetford to Watton and the site filled with water from the River Wissey, forming a lake. A group of Victorian entrepreneurs saw the potential to develop this picturesque spot into a pleasure garden with woodland trails, boats, a bandstand and even winter ice skating. Although the



attractions are long gone, the loch is still a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children's tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.

Well-exercised, there are several good pubs serving real ales and good grub to recharge your energy – try The Willow House, The Waggon & Horses in nearby Griston or The Old Bell at Saham Toney, north of Watton.

With its many historic and stunning natural landmarks, plus a superb range of properties to discover, Watton is a jewel in Norfolk's rural crown.



Note from the Vendor



Magdalen Street, Norwich

“Norwich’s wide choice of restaurants and independent shops, and the stunning north Norfolk coast are both only a 40 minute drive away.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Underfloor heating downstairs and radiators fuelled by oil-fired central heating boiler upstairs.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2898-3000-3201-5510-0200

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.

AGENT'S NOTE

The property resides within a small development accessed via a private driveway.

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



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