



THE STORY OF

# 61 Norwich Road

*Watton, Norfolk*

SOWERBYS

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# 61 Norwich Road

Watton, Norfolk  
IP25 6DA

1930s Detached Family Home

Located within a Thriving, Historic Market Town

Private, Enclosed Rear Garden

Traditional 1930s Features Throughout

Accommodation Extending to 1,118 Sq. Ft.

Three Bedrooms and Two Reception Rooms

Spacious Kitchen

Upstairs Family Bathroom with Separate  
WC and a Downstairs Cloakroom

Shingled Driveway, Including Space for a Motorhome

No Onward Chain

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“With the woodburner the sitting room is so cosy.”

A well-presented 1930s detached family home residing within the historic market town of Watton, sold with no onward chain. The property is complete with beautiful period features such as original fireplaces, striking bay windows and traditional picture rails. The accommodation extends to approximately 1,118sq. ft. expanding across two floors and is presented in good order.

Upon entering the property into the ground floor through a traditional stained glass door, underneath an inset storm porch, original tiled flooring guides you throughout the ground floor accommodation and stairs rise to the first floor. Both reception rooms are accessed from the hallway, with the sitting room benefitting from a wood burning stove, and looking out onto the front aspect with a large bay window flooding light into the property.



The dual aspect dining room is highly versatile and is currently used for the vendor's office/treatment room. In addition, double doors lead out onto the rear garden with an overhang canopy, perfect for socialising. The extended kitchen benefits from extensive storage units, complemented by a dual fuel Rangemaster style oven and tiled flooring.

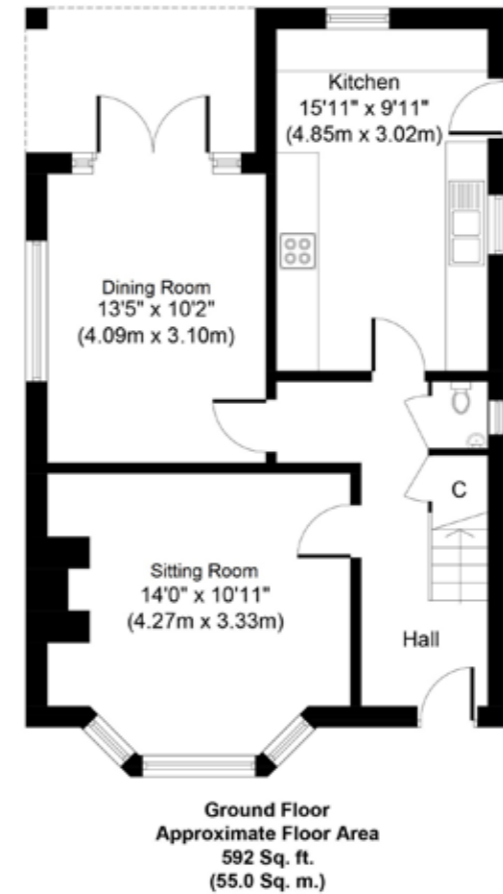
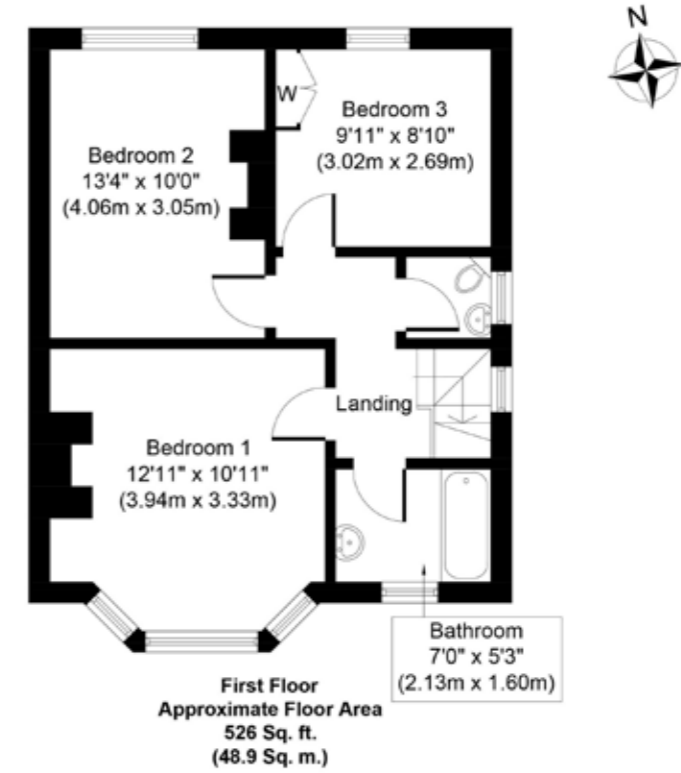
“There are so many characterful features - the stained glass front door, tiled flooring, picture rails, bay windows and original fireplaces.”



Leading upstairs, the landing grants access to all three bedrooms, two of which are double rooms, both featuring original fireplaces. The third bedroom has a built-in wardrobe and could act as an office if required. The family bathroom has a separate cloakroom which is used for all three bedrooms.



The property is approached onto a generous shingled L-shaped driveway providing ample off-road parking, and leading to further secure parking suitable for a motorhome, which has been erected by the current owners. The garden is mainly laid to lawn and there is a small, covered patio area.



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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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



Thetford Forest

“We love walking on the many walks through Thetford Forest.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 7290-2183-0222-7293-3923

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.

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# SOWERBYS



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