



THE STORY OF
111 Norwich Road
Watton, Norfolk

SOWERBYS

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111 Norwich Road

Watton, Norfolk
IP25 6DH

Highly Versatile Detached Chalet Bungalow

Corner Plot with Wrap-Around Garden

Excellent Scope for Improvement/Extension (STPP)

Three Bedrooms

Two Reception Rooms

Carport and Garage/Workshop

Delightful Mature Garden

No Onward Chain

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“A much-loved home which has been cherished for a number of years.”

Built to a high specification, and completed in 1962, this property has been a cherished family home on the outskirts of the popular market town of Watton.

As you approach 111 Norwich Road, you will immediately notice the generous corner plot which surrounds the home, providing ample outdoor space and excellent potential for expansion - subject to planning permissions.

The property currently offers a versatile layout which can be adapted to suit individual needs and preferences, and it

is found in good condition throughout, although would benefit from some modernisation.

The ground floor features a well-appointed kitchen/breakfast room, inviting living room with double doors leading to the dining area, and this is all thoughtfully designed to accommodate modern family living. The ground floor also hosts a bedroom, offering convenience and flexibility.

The second floor comprises two further well-proportioned bedrooms and a family bathroom.





Outside, the property is approached through gates onto a concrete driveway leading to the covered carport and onto the garage/workshop.

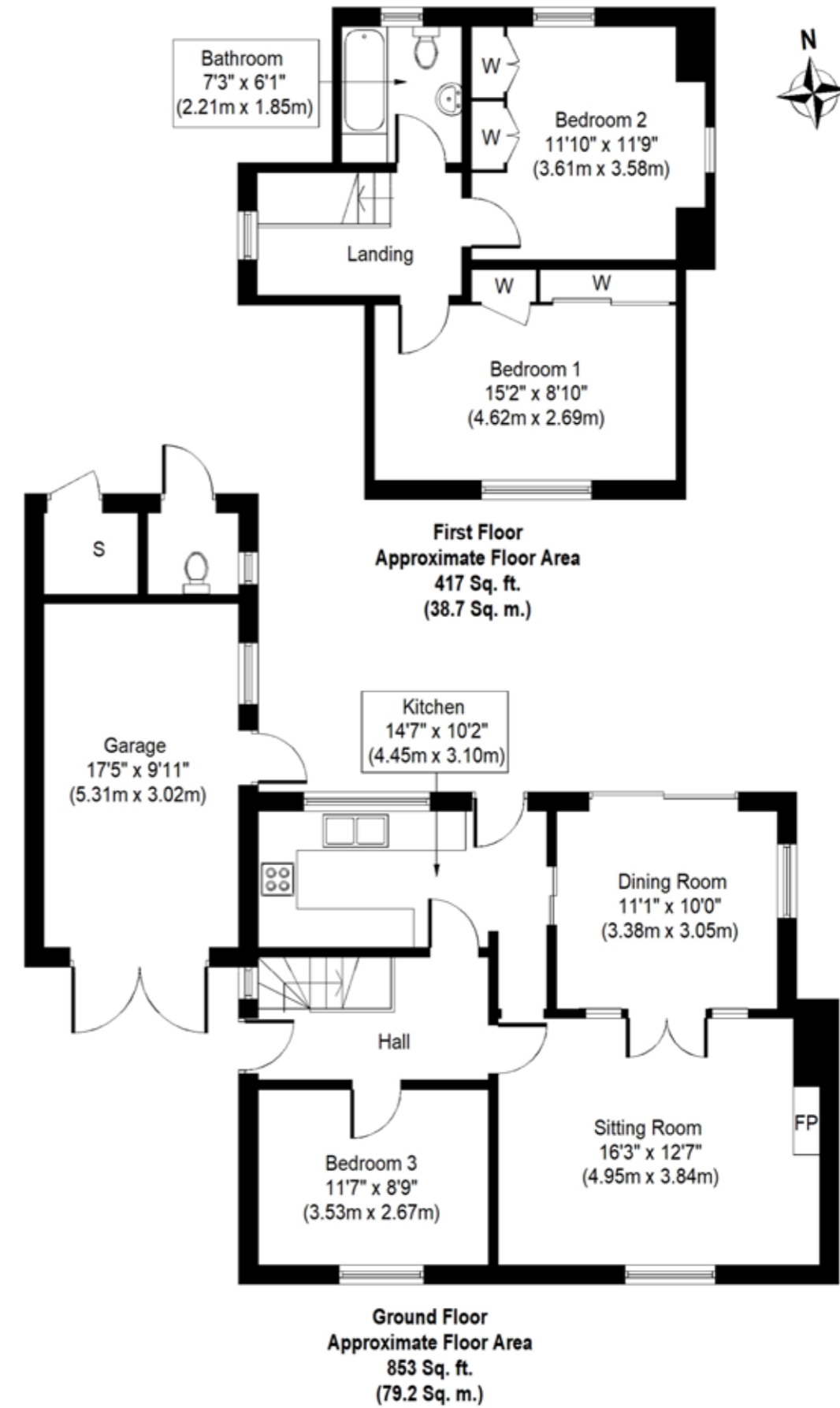
“An ideal home for someone with green fingers...”



Behind the garage there is a coal store and an external WC, or “gardener’s toilet”.

The lawn and well-stocked borders wrap around the property and to the rear is a good-sized vegetable garden.





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.



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

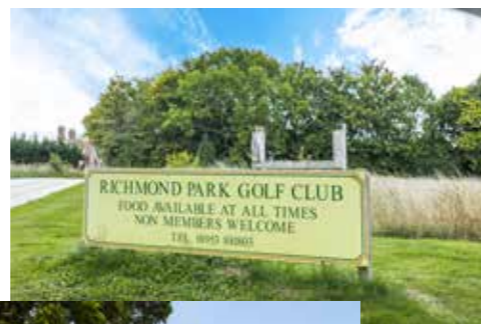


attractions are long gone, the loch is still a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

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 Sowerbys



“Living in a town location means you have all your amenities at your finger tips.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0340-2381-5260-2927-8721

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.

LOCATION

What3words: ///factored.bulges.ever

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