



THE STORY OF

# 15 Pingo Road

*Watton, Norfolk*

**SOWERBYS**

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# 15 Pingo Road

Watton, Norfolk  
IP25 6ZB

Modern, Detached Family Home

Constructed by Hopkin's Homes

Existing NHBC Remaining

Accommodation Extends to Approx. 1,016 Sq. Ft.

Open Plan Kitchen/Dining Room  
and a Spacious Sitting Room

Three Bedrooms, En-Suite, WC and Family Bathroom

Gas Fired Central Heating

Larger Garden, Than Others in the  
Area, Perfect for Hosting

Excellent Road and Transport Links for Commuters

SOWERBYS WATTON OFFICE

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“A well-presented home in an  
incredibly convenient location.”

Nestled within the charming historic market town of Watton, this immaculate detached family home stands as a testament to the craftsmanship of the builders, Hopkin's Homes.

Perfectly situated in its development, this combines the convenience of proximity to essential amenities with an expansive, uncluttered atmosphere. With the added

assurance of an existing NHBC warranty, this property eliminates worries for prospective buyers.

Ideally positioned on the outskirts of town, adjacent to the Watton Golf Club, this residence provides golf enthusiasts with easy access while preserving the tranquillity of a development that will not undergo further expansion.



Inside the home and the living spaces are thoughtfully divided into two primary areas, a sitting room and a kitchen/dining room.

The sitting room is dual-aspect and stretches the entire length of the property, adorned with patio doors which open onto the rear garden, creating a seamless indoor-outdoor connection.

The kitchen/dining room meanwhile, accompanied by an open utility area, also spans the length of the property and offers ample room for a dining table, making it ideal for hosting guests or supervising children's homework sessions. Additional features on the ground floor include a convenient downstairs cloakroom and two built-in storage cupboards.



Ascending the stairs and three bedrooms await- among them, two spacious double bedrooms and a versatile third bedroom, perfectly suited for use as a home office. The principal bedroom boasts a built-in wardrobe and a private en-suite shower room, whilst the remaining bedrooms share the well-appointed family bathroom.

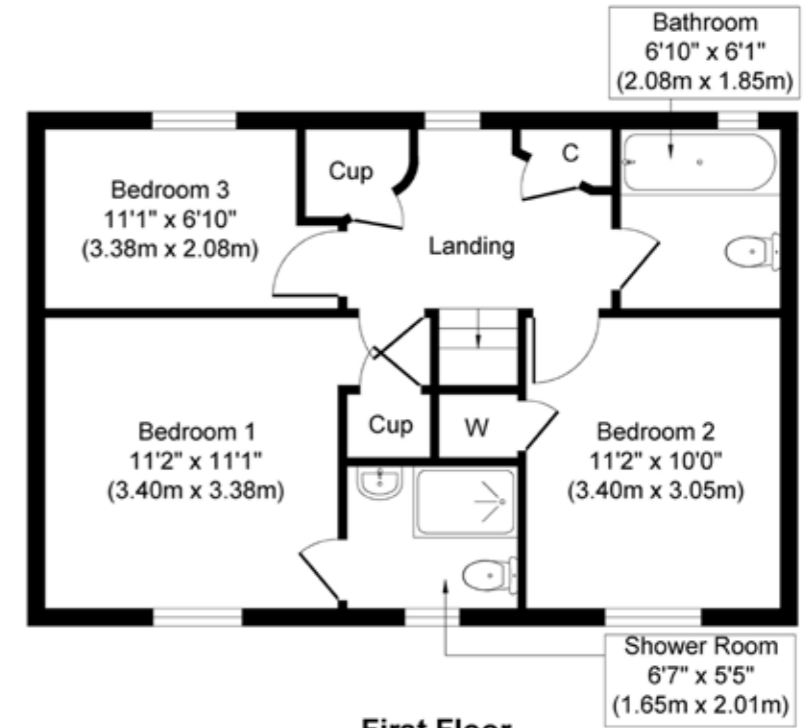




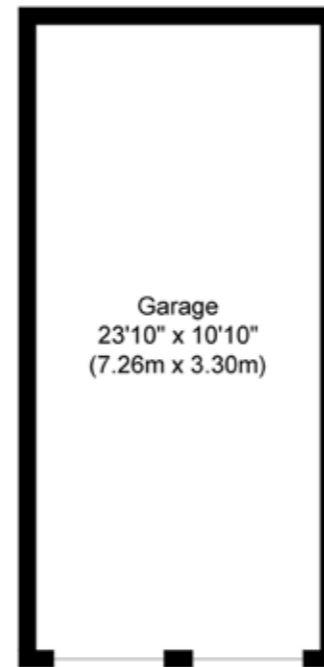
The outside of the property is framed by a manicured front garden adorned with a variety of vibrant shrubs, adding a touch of colour and curb appeal. A single garage and driveway provides you with off-road parking, or the perfect place for extra storage.

“A larger garden offers the perfect space to relax.”

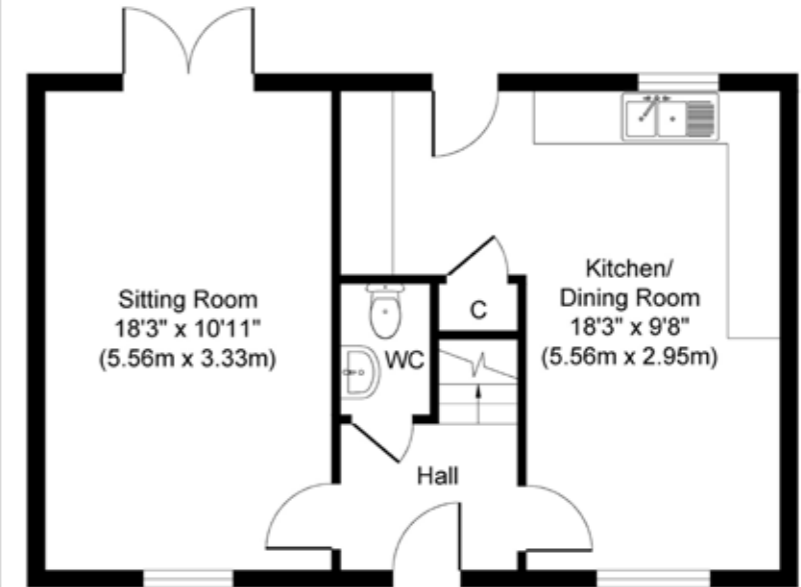
The rear garden which is larger than the usual on this site and is the perfect place to entertain with several paved areas to sit and catch the sun - no matter the day. Whilst you may easily relax, the space is also perfect for children to enjoy the outdoors safely and let imaginations run wild.



**First Floor**  
**Approximate Floor Area**  
**511 sq. ft**  
**(47.47 sq. m)**



**Garage**  
**Approximate Floor Area**  
**258 sq. ft**  
**(23.96 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**511 sq. ft**  
**(47.47 sq. m)**

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



“The charming market town of Watton is a desirable and well-connected place to live.”

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## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

B. Ref:- 0169-3838-7276-9621-1645

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: ///fixtures.gateway.atlas

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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