



THE STORY OF

# 12a South Road

*Watton, Norfolk*

SOWERBYS



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# 12a South Road

Watton, Norfolk  
IP25 6AX



- Detached Three Bedroom Bungalow
- Cosy Sitting Room with Log-Burner
- Easy to Maintain Garden
- Garage Converted into a Bar
- Centrally Located within Watton Town



Set in the heart of the thriving town of Watton, in an area that's close enough to all your amenities but is tucked away in a quiet street.

The home has been lovingly restored to a much-loved property. While plans have changed for our sellers, having wanted to create a long-term home, the work which has been undertaken has been done thoughtfully, with high-quality units throughout — which have been installed with longevity in mind.

Entering the home, you are welcomed into a warm and inviting hallway. To the right, a cosy sitting room complete with a log-burner creates the perfect environment for cold wintry nights,

with French doors leading you out onto the garden and filling the room with an abundance of light during the day.

The following room is the kitchen, spacious and practical, allowing for all needs to be met. A door that leads to the conservatory can be found here – at present, the current owners are using this space as a useful utility space.

Finishing off the composition are three generously sized bedrooms, one of which is perfect to be used as a study. The principal bedroom features built-in wardrobes and an en-suite, whereas the other two bedrooms are served by a well-presented family bathroom which has been recently renovated.

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Externally, the garden to the rear of the property has been designed thoughtfully for minimal maintenance. A paved entertaining area can be found with a designated nook for your barbecue. Outdoor lighting sets the mood for summer gatherings outside.

“Our favourite part of the home is the garden. It’s lovely at all times of the year.”

The garage has been boarded and insulated and had been converted into an at-home bar for the family. This space could also be used as an office space.

To the front of the house, there is parking for several cars.



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



“Living in Watton has meant we were near to family and were able to enjoy more outdoor activities. The house has been bijou, pleasant, and comfortable.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

C. Ref:- 8928-7020-6059-5170-1972

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: ///frown.puns.kilt

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# SOWERBYS



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