



THE STORY OF

38 Pingo Road

Watton, Norfolk

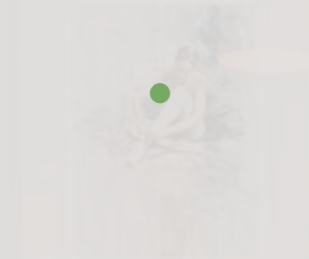
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THE STORY OF

38 Pingo Road

Watton, Norfolk
IP25 6ZB



Guide Price: £375,000 to £425,000

Detached Residence

Four Bedrooms

Kitchen/Diner

Separate Living Room

Garage and Private Driveway

Built by Hopkins Homes in 2019

Located on the Outskirts of Watton

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“An inviting space, the lounge is the perfect place to unwind and look out over the garden.”

An impeccably designed four-bedroom detached residence, this home was meticulously crafted by the esteemed builder Hopkins Homes in late 2019, still encompassing the assurance of the remaining years under the 10-year NHBC guarantee.

Nestled down a gravel drive, this exquisite property is discreetly positioned on a corner plot, favouring the rear and side aspects, ensuring a tranquil retreat imbued with abundant privacy.

Upon entering, a grand entrance hall sets the stage for the luxurious living experience within.

The ground floor unfolds with grace, featuring an elegant dining room perfect for formal gatherings, a sumptuous lounge offering an inviting space for relaxation, a fully fitted kitchen exuding culinary excellence, a convenient utility room enhancing everyday practicality, and an ideal cloakroom WC.





Ascending to the first floor, discover four generously proportioned bedrooms, each adorned with built-in wardrobes. The principal bedroom boasts the indulgence of an en-suite bathroom, whilst a stylish family bathroom caters to the needs of the household with sophistication and ease.



Externally, a gravel driveway welcomes multiple vehicles and grants access to the detached garage, providing both convenience and security. The fully enclosed rear garden offers a haven of seclusion, beckoning outdoor enjoyment amidst lush greenery.



From its proud exterior, to a wonderfully welcoming interior - the serenity and space 38 Pingo Road affords should be seen to be fully appreciated.





First Floor
Approximate Floor Area
648 sq. ft
(60.21 sq. m)



Garage
Approximate Floor Area
240 sq. ft
(22.27 sq. m)



Ground Floor
Approximate Floor Area
648 sq. ft
(60.21 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 enclosed rear garden adds to you feeling of serenity with this lovely home.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 8651-7236-6140-9565-5926

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: ///requiring.banter.boil

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