



THE STORY OF

# 14 Merchant's Court

*Watton, Norfolk*

**SOWERBYS**





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# 14 Merchant's Court

Watton, Norfolk  
IP25 6FJ

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Detached Family Home

Reaching to Approximately 1,089 sq ft.

Stylish Modern Kitchen

Dining Room

Large Sitting Room

Three Bedrooms

En-Suite to Principal Bedroom

Family Bathroom and Additional Downstairs WC

South-Facing Rear Garden

Town Location

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**SOWERBYS WATTON OFFICE**

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Positioned centrally in the historic market town of Watton, this exceptional three-bedroom detached family home offers an ideal blend of modern style and comfort. Originally bought new by the current owners, the property has been meticulously updated, including the conversion of the garage into a spacious second reception room.

The home boasts a sleek, contemporary kitchen with custom-fitted units and integrated lighting, providing both functionality and a modern aesthetic.

To the rear, the current dining room is filled with natural light from double glass doors that open onto a sun-soaked south-facing garden. The adjacent sitting room, equally bright, also features matching glass doors, creating a seamless connection to the outdoor space and enhancing the home's open, airy feel.

Upstairs, there are three generous double bedrooms. The principal suite benefits from an en-suite shower room, while the remaining two bedrooms share a beautifully designed family bathroom. This stylish bathroom features a claw-foot bath and has been cleverly arranged to create a sense of space and luxury.

Outside, the south-facing garden offers a peaceful retreat, complete with a small decked area, perfect for outdoor dining or relaxation.



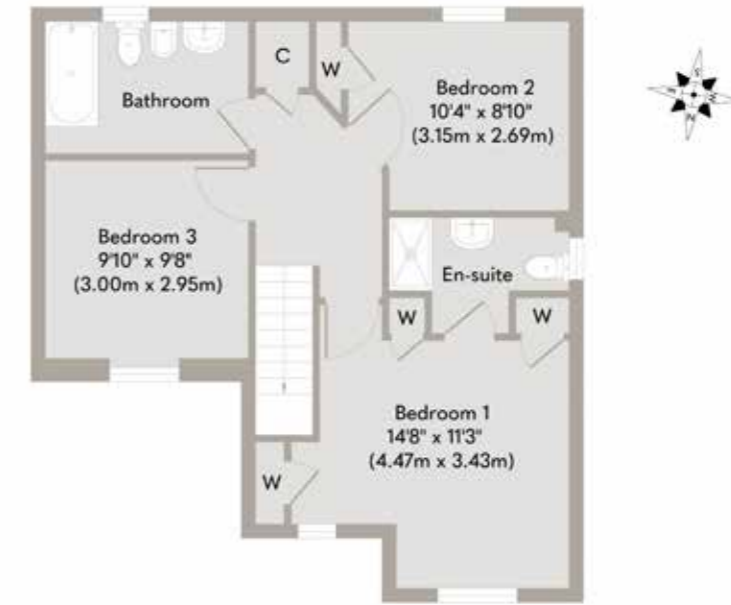




Converting the garage  
has really enhanced the  
home's open, airy feel.







First Floor  
Approximate Floor Area  
524 sq. ft  
(48.66 sq. m)



Ground Floor  
Approximate Floor Area  
565 sq. ft  
(52.46 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.

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# Watton

## ROOM TO GROW IN THIS STRONG RURAL COMMUNITY

Watton, a beloved market town nestled in Breckland, Norfolk, offers a tranquil retreat with abundant country homes and equestrian properties. Each year, the Wayland Show, among England's oldest agricultural shows, brings the community together.

The town boasts essential amenities, including primary, junior, and secondary schools, a GP clinic, dental surgery, chemist, supermarket, Post Office, and sports centre. Loch Neaton, reputedly England's sole loch, originated in 1875 when Scottish railway workers excavated land, creating a lake filled by the River Wissey. Though the Victorian-era attractions have vanished, Loch Neaton remains a scenic spot for leisurely walks and fishing.

Nearby Wayland Wood, rumoured to be the setting for the children's tale "Babes in the Wood," invites exploration with its natural beauty. Outdoor enthusiasts can explore Thetford Forest's cycling trails or tee off at Richmond Park Golf Course, an expansive 18-hole course set in picturesque parkland.

After a day of activities, Watton offers several welcoming pubs like The Willow House and The Waggon & Horses in Griston, or The Old Bell in Saham Toney, ideal for enjoying local ales and hearty meals.

With its rich history, breathtaking landscapes, and diverse property offerings, Watton shines as a gem in Norfolk's rural landscape.



### Note from the Vendor



"A peaceful retreat..."

14 Merchant's Court.



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

C. Ref:- 2081-8390-4040-5190-6191

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: ///tonal.actors.trek

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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