



THE STORY OF

# 2 Dorrs Drive

*Watton, Norfolk*

SOWERBYS



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# 2 Dorrs Drive

Watton, Norfolk  
IP25 6HB

Offered with No Onward Chain

Executive Detached Family Home

Just Over 1/4 Acre Private Plot (STMS)

Set in the Corner of a Quiet Cul-de-Sac

Outskirts of Town Close to Amenities

Underfloor Heating to Ground Floor

Multiple Reception Spaces

Double Garage

Four Double Bedrooms with Built-In Wardrobes

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Dorrs Drive is an executive detached family home, offered with no onward chain and occupying a private plot of just over a quarter of an acre. Positioned at the corner of a quiet cul-de-sac, the property enjoys a peaceful setting on the outskirts of Watton, while remaining conveniently close to the town's amenities, schools and transport links.

The layout has been designed with modern family life in mind, providing generous internal space and a high degree of flexibility. Multiple reception areas allow the house to adapt easily to different lifestyles, whether accommodating growing families, home working, or those who enjoy entertaining. The arrangement of living spaces creates a natural separation between social areas and quieter zones, making the property practical for day-to-day living without feeling overly formal.

The kitchen and adjoining spaces form a central hub to the home, with good connectivity to the reception rooms and garden, supporting both everyday use and larger gatherings. Additional reception rooms provide options for a dedicated sitting room, dining space, home office or playroom, depending on individual requirements.

Upstairs, the property offers four well-proportioned double bedrooms, all benefiting from built-in wardrobes. This ensures ample storage without compromising on usable floor space. The bedroom accommodation is well balanced, making it suitable for families, guests, or multi-generational living, with bathrooms and en-suite facilities positioned to serve the household efficiently.

Externally, the home sits within a private plot extending to just over a quarter of an acre. The corner position within the cul-de-sac enhances privacy and reduces passing traffic, while the outdoor space offers scope for family use, entertaining, or future landscaping, subject to any necessary consents. A double garage provides secure parking and additional storage, complemented by driveway parking.





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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



Outdoor Patio

"Just over a quarter of an acre to enjoy, entertain and unwind."



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating. The ground floor benefits from under floor heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 9036-1929-8500-0522-7292

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: //encodes.stardom.mattress

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# SOWERBYS

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