



THE STORY OF

3 Watton Road

Hingham, Norfolk

SOWERBYS



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3 Watton Road

Hingham, Norwich, Norfolk
NR9 4HD

Detached Bungalow

Three Double Bedrooms, Including One En-Suite

Edge of Hingham Town Centre

Close Proximity to Local Amenities and Schools

Modern Open Plan Kitchen/Dining Room

Spacious Sitting Room with Feature Log Burner

Tasteful Four Piece Bathroom Suite

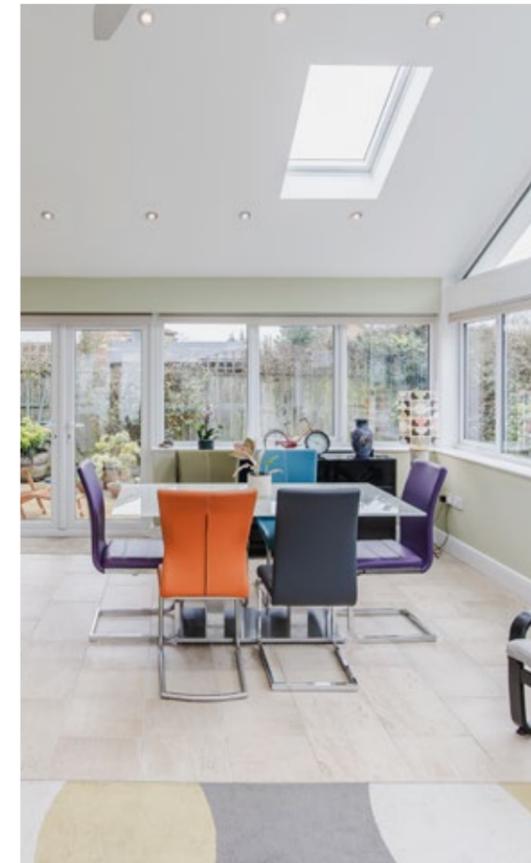
Easy Access to Several Market Towns

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Set on the edge of Hingham's well-served town centre, 3 Watton Road is a detached three-bedroom bungalow that combines practical living space with a layout well suited to modern day-to-day life.

The property is positioned within easy reach of local amenities, schooling and everyday services, while also benefiting from straightforward connections to surrounding market towns — making it a strong option for those seeking convenience without sacrificing a sense of space.

The heart of the home is a modern open-plan kitchen, dining and living area designed around sociable living. This central space supports both everyday routines and hosting, creating a natural hub for family life or entertaining. In addition, a separate spacious sitting room with a feature log burner provides a more relaxed setting, ideal for quieter evenings or seasonal comfort.

All three bedrooms are genuine doubles, offering flexibility for families, visiting guests, or those working from home. The layout supports adaptable living arrangements without compromise on space.

The bathroom is fitted with a tasteful four-piece suite, reinforcing the home's practical and comfortable feel.

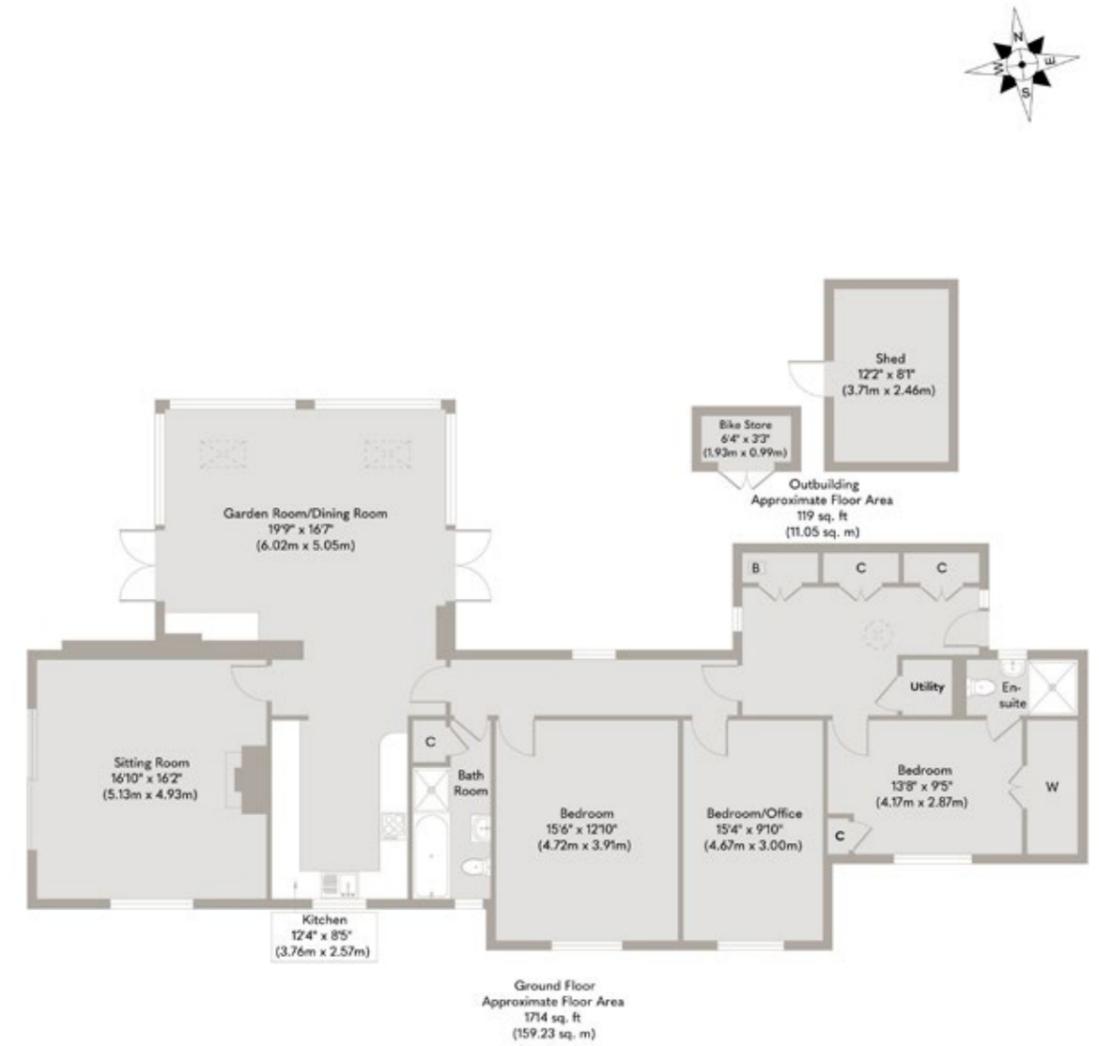
Externally, the setting places you close enough to enjoy Hingham's independent shops, schooling and services on foot or by a short drive, while still allowing access out towards neighbouring market towns for wider retail, leisure and transport links.

Overall, 3 Watton Road presents a well-balanced lifestyle opportunity - combining single-level living, modern communal space and a highly accessible location within one of Norfolk's most consistently popular small towns.



Adaptable living arrangements without compromise on space.





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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Hingham

DISCOVER THIS 18TH CENTURY
"LITTLE LONDON"

With grand Georgian architecture surrounding its market place and town green, Hingham is in the heart of rural Norfolk.

For this market town, it was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London".

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow. Amenities include a family butcher, The White Hart Hotel which is a community Boutique Hotel and Country Dining Pub, cafe's, library, primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.

Attleborough is a market town situated within the Breckland district, located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Note from Sowerbys



"Combining single-level living, modern communal space and a highly accessible location."



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0320-2217-5520-2326-5981.

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: ///coast.songbirds.latched

AGENT'S NOTE

We have been advised by the vendors the solar panels are leased. There is a purchase option available, please contact the office to discuss.

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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