



THE STORY OF

# 12a Stokes Avenue

*Watton, Norfolk*

**SOWERBYS**



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# 12a Stokes Avenue

Watton, Norfolk  
IP25 6LP

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Historic Market Town Location

Detached Bungalow

Accommodation Stretching to over 1,200 Sq. Ft.

Three Bedrooms

Garden Room

Open-Plan Living Room/Dining Room

Utility Room

Family Bathroom and Separate WC

Large Garden with Paved Entertaining Area

Parking for Several Cars to the Front

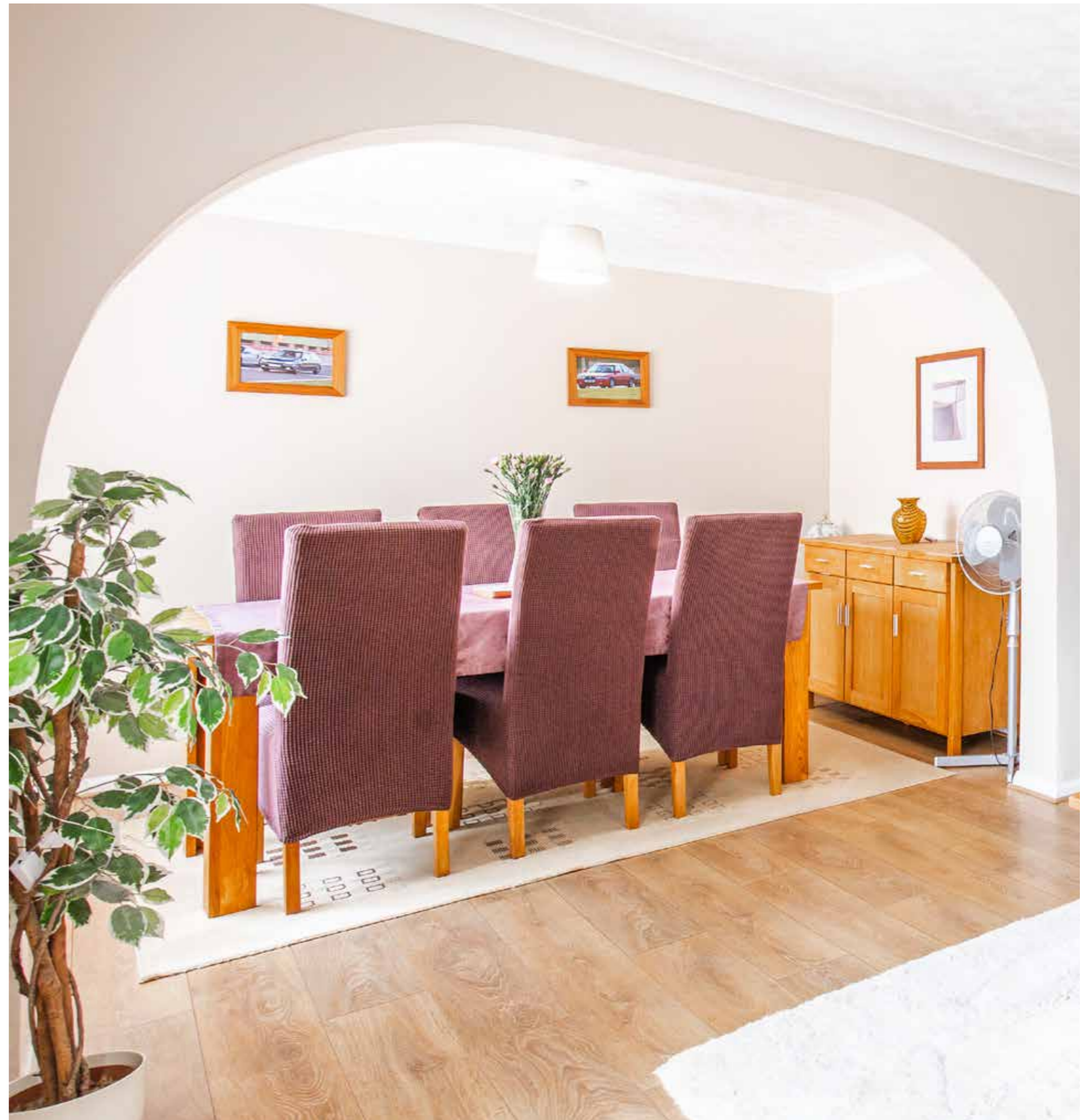
No Upward Chain

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**SOWERBYS WATTON OFFICE**

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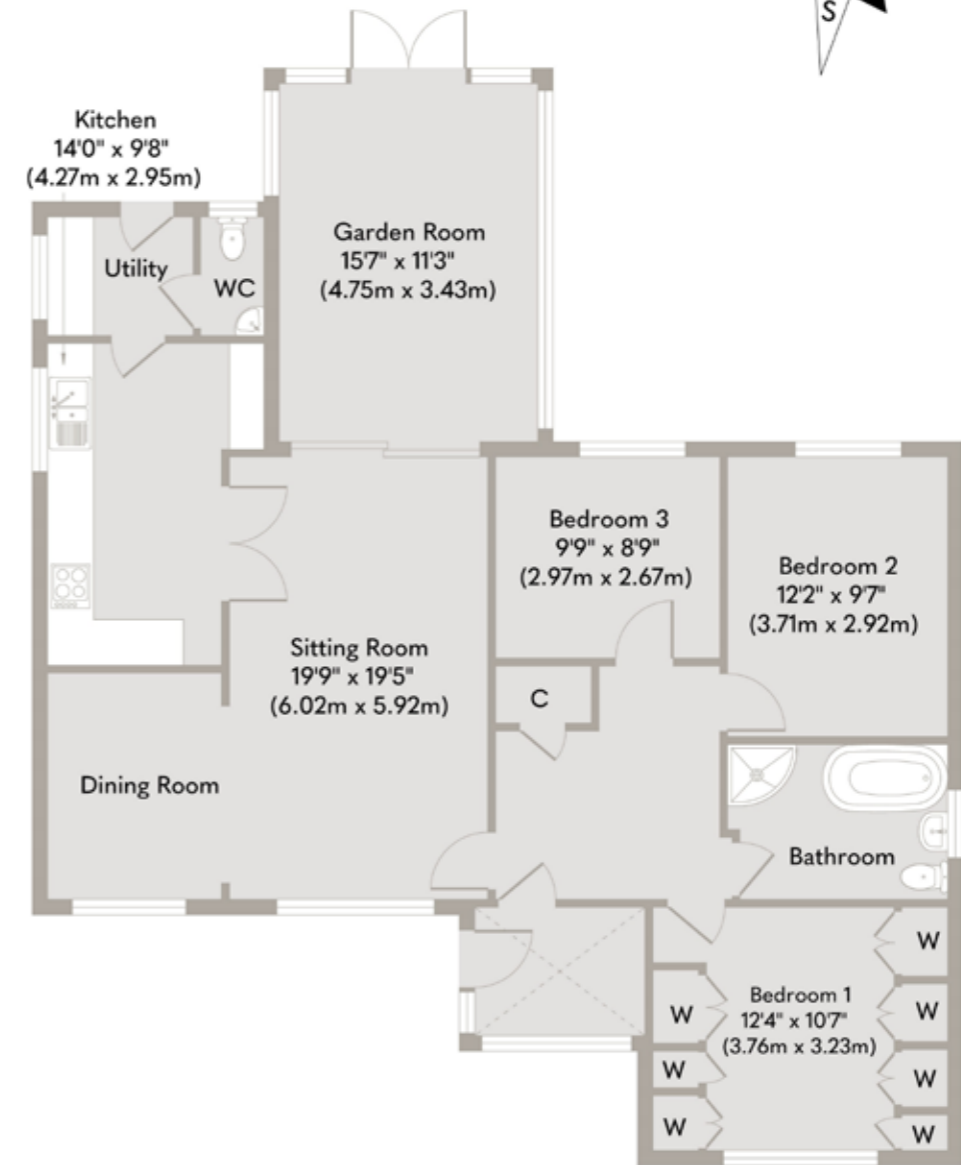


This spacious detached bungalow, in the historic market town of Watton, offers a perfect blend of convenient town living and serene privacy. Just a short walk from the lively town centre, residents enjoy easy access to shops, cafes, and weekly markets while benefiting from a peaceful setting. The expansive garden further enhances the property's tranquil appeal, making it an ideal retreat.

Inside, a welcoming entrance porch leads into a central hallway, setting the tone for the home's generous proportions. To the right there are three well-appointed bedrooms, each filled with natural light and offering versatility for various lifestyle needs. A modern family bathroom serves these rooms with elegance and functionality.

To the left, the hallway unfolds into expansive living spaces ideal for both daily living and entertaining. The large sitting room, filled with natural light, flows seamlessly into an open-plan dining room, creating a warm and inviting atmosphere. A charming garden room at the rear provides a tranquil space to enjoy views of the picturesque garden year-round, perfect for unwinding or hobbies. The well-equipped kitchen offers ample storage and workspace, conveniently located near the main living areas.

Externally, the property continues to impress with a beautifully maintained garden. A slightly elevated paved terrace, directly off the house, is perfect for alfresco dining, barbecues, or morning coffee while overlooking the lush surroundings. The extensive lawn, bordered by mature plants and shrubs, offers privacy and a serene green backdrop, ideal for gardening enthusiasts, outdoor play, or simply enjoying nature. This bungalow presents an ideal sanctuary for those seeking relaxation and convenience.



**Approximate Floor Area**  
 1228 sq. ft  
 (114.08 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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One of my favourite spots is the corner of the garden, where we can sit and look back at our home and the garden...



# 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



“Being next to Peddars Way is ideal for the dog and children, and there’s a lovely park around the corner.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

C. Ref: 4034-6926-2000-0231-9296

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: ///overdrive.surely.hides

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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  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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