



THE STORY OF

# The Warren

*Watton, Norfolk*

SOWERBYS





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Watton Green, Watton  
Norfolk, IP25 6RB

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Completely Refurbished Detached Family Home

Accommodation Extending to  
Approx. 3043 Sq. Ft.

Impressive Kitchen with Hidden Pantry

Four Reception Rooms

Four Double Bedrooms with Two En-Suites

Upstairs Family Bathroom and Downstairs WC

Double Garage with Ample Off-Road Parking

Gated Entrance

Centrally Positioned Within a  
0.5 Acre Plot (STMS)

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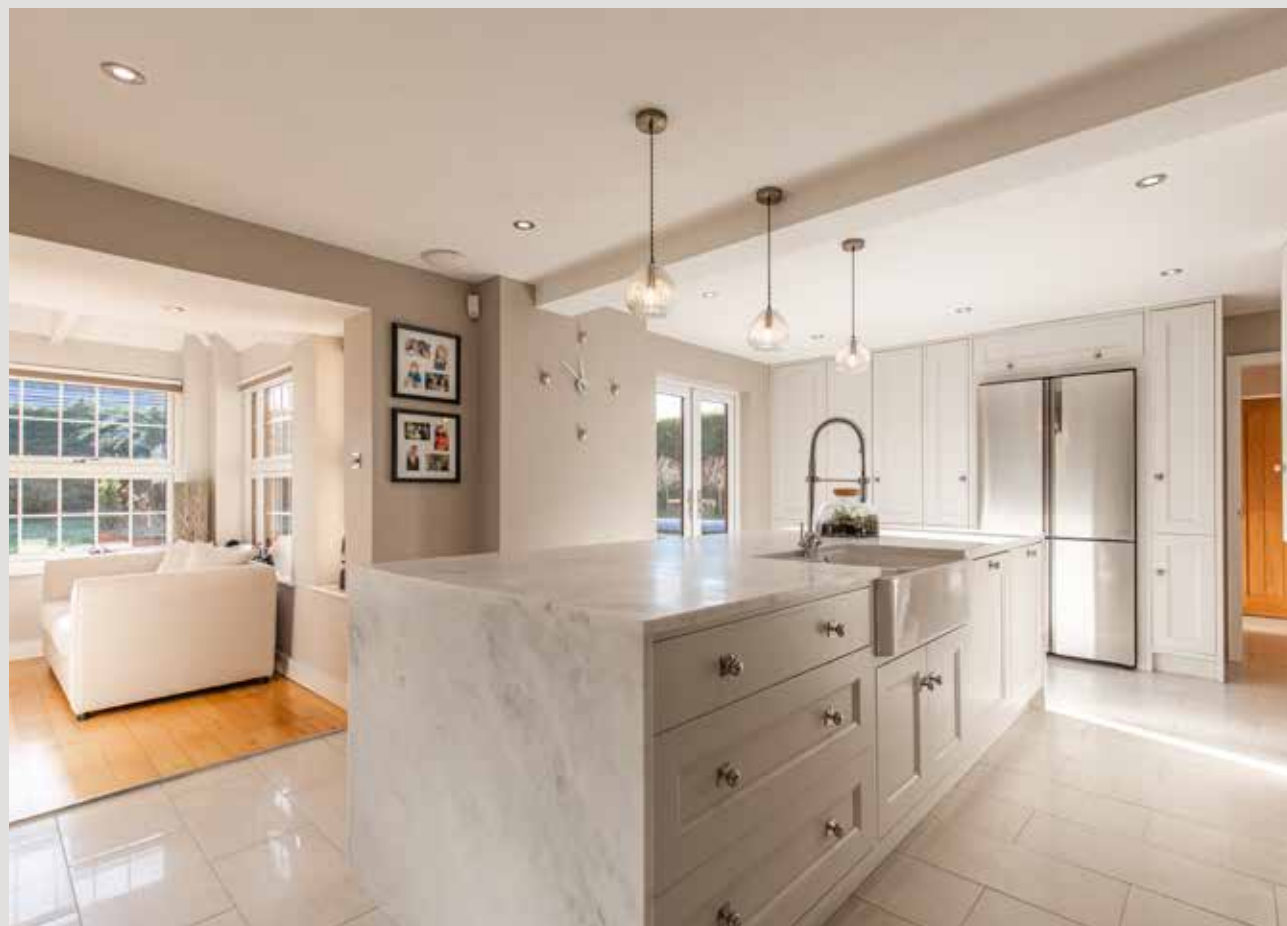
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Located in the peaceful Watton Green, this four-bedroom detached home has been fully refurbished to an exceptional standard. With a brand-new kitchen at its centre and stylish upgrades throughout, this property offers modern, family-friendly living in a desirable setting.

The home's thoughtful design and fresh interiors are evident from the moment you step into the welcoming entrance hall, guiding you to the heart of the property the newly installed kitchen, a stand out feature that combines style and practicality. With sleek cabinetry, integrated appliances, and a central island with a breakfast bar, it's an ideal space for cooking, dining, and socialising. One of the cleverest features is the hidden walk in pantry.

The open-plan layout flows seamlessly into the garden room, perfect for both family meals and entertaining guests. The garden room, which features vaulted ceilings and panoramic views of the garden. French doors lead from here to the rear terrace, which connects to the private swimming pool, making the outdoor space a natural extension of the home.

The spacious sitting room, with a central fireplace and dual-aspect windows, offers a bright and comfortable area to relax.

Additional ground-floor accommodation includes a versatile office, ideal for home working, a utility room with extra storage, and a cloakroom for added convenience. Direct access to the double garage from the inner hall enhances practicality.





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Upstairs, the home provides four well-proportioned bedrooms. The principal bedroom features a private dressing area and an en-suite shower room. The second bedroom also benefits from an en-suite shower room, while the remaining two bedrooms share a modern family bathroom with a free-standing bath. All bedrooms are bright, comfortable, and finished to a high standard.

The property sits on a generous plot of almost .5 of an acre, with beautifully maintained gardens to the front and rear. The rear garden is fully enclosed and mainly laid to lawn, complemented by mature shrubs and trees. A decked terrace surrounds the swimming pool, creating a fantastic space for al-fresco dining, relaxing, or hosting summer gatherings.

To the front, a gated driveway resign bound driveway provides ample off-road parking and access to the double garage, while the neatly landscaped frontage adds to the home's appeal.



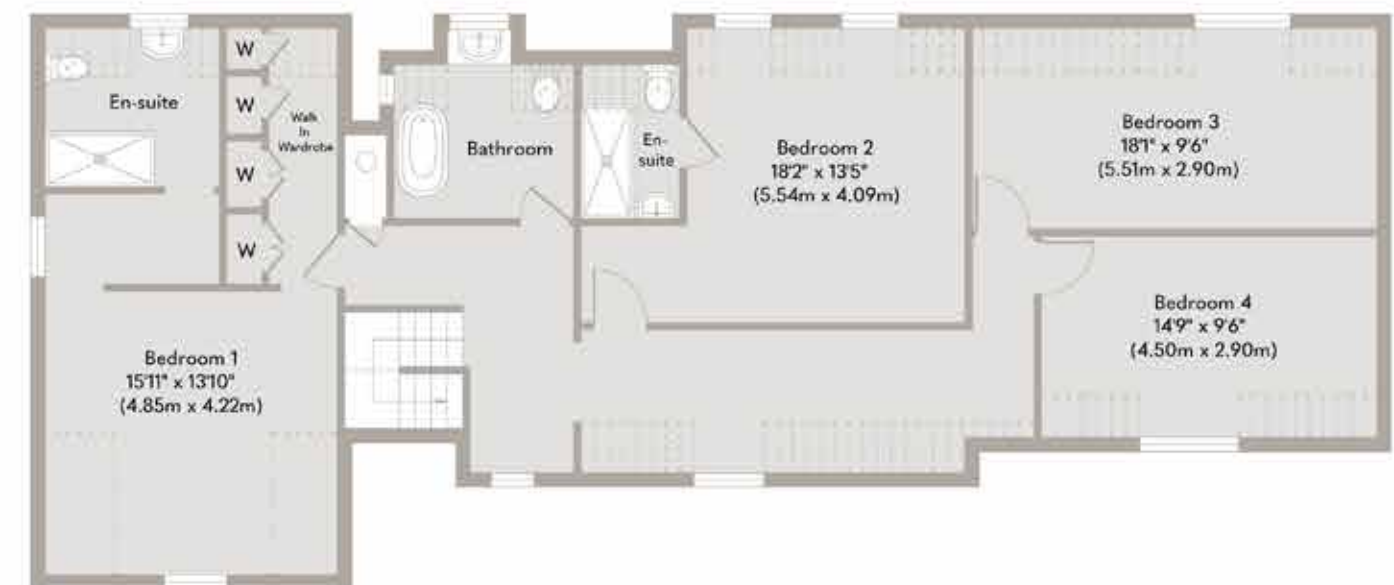








Ground Floor  
Approximate Floor Area  
1,732 sq. ft  
(160.90 sq. m)



First Floor  
Approximate Floor Area  
1,311 sq. ft  
(121.79 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



Watton

"We have loved the quiet neighbourhood and the easy access to just about everything."



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 9372-3045-2209-4695-5200

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: ///feasted.monk.baths

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# SOWERBYS

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Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

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— EST. NORFOLK 1989 —

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