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THE STORY OF  
**6 Eastern Road**  
*Watton, Norfolk*

**SOWERBYS**



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THE STORY OF

# 6 Eastern Road

Watton, Norfolk  
IP25 6PA

Located in the Popular  
Market Town of Watton

End of Terrace House

Two Bedrooms

Modern Decor Throughout

Sitting/Dining Room

Garage

Enclosed Garden

Close to Local Amenities

No Chain

**SOWERBYS WATTON OFFICE**

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This well designed and maintained end-terraced home offers the perfect blend of modern comfort and functionality. With two generously proportioned double bedrooms and a versatile layout across two floors, this property is ideal for those seeking a stylish yet practical living space.

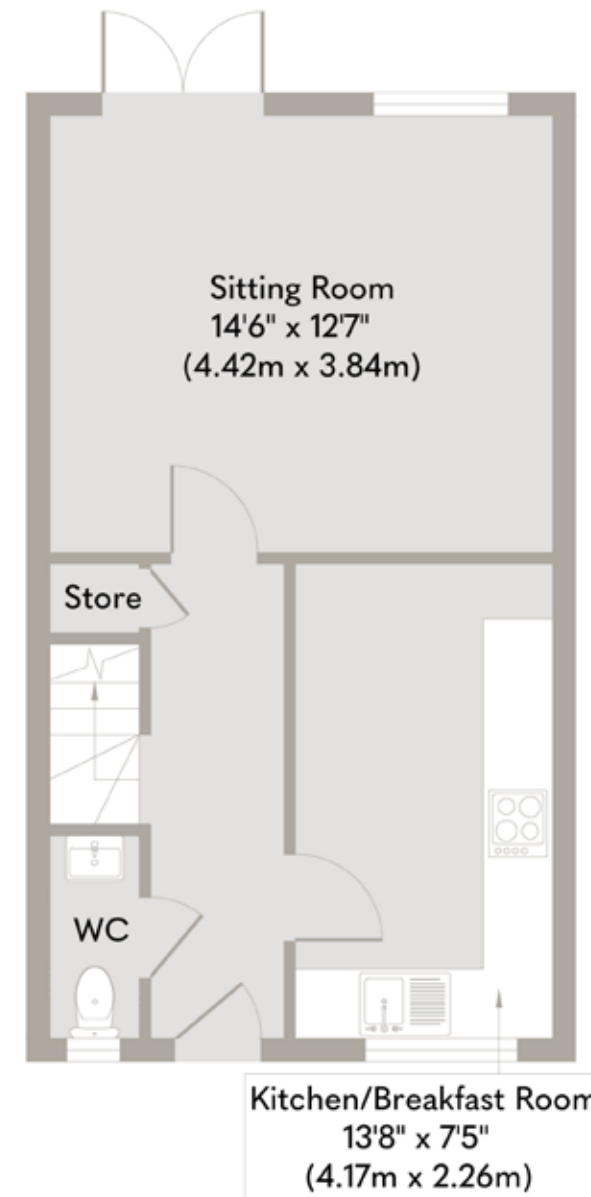
The ground floor welcomes you with a bright and airy entrance hall, complete with under-stair storage and access to all principal rooms. The kitchen is thoughtfully appointed with a range of contemporary wall and base units, complemented by rolled-edged work surfaces, an inset sink with a front-facing view, and an integrated hob with an extractor. The space is finished with tiled flooring, a tiled splashback, and ample room for a dining table, making it a delightful area for both cooking and entertaining. The sitting room, featuring plush fitted carpets, flows seamlessly into the private rear garden through double doors, creating a harmonious indoor-outdoor living experience. Additionally, a conveniently located cloakroom with a modern two-piece suite adds to the practicality of the ground floor.

Upstairs, the master bedroom offers a tranquil retreat with its own en-suite, complete with a three-piece suite. A second double bedroom, equally well-appointed with fitted carpets, provides versatile space for family or guests. The family bathroom is equally impressive, boasting a three-piece suite that includes a panelled bath with a shower over, a washbasin, and a low-level WC.

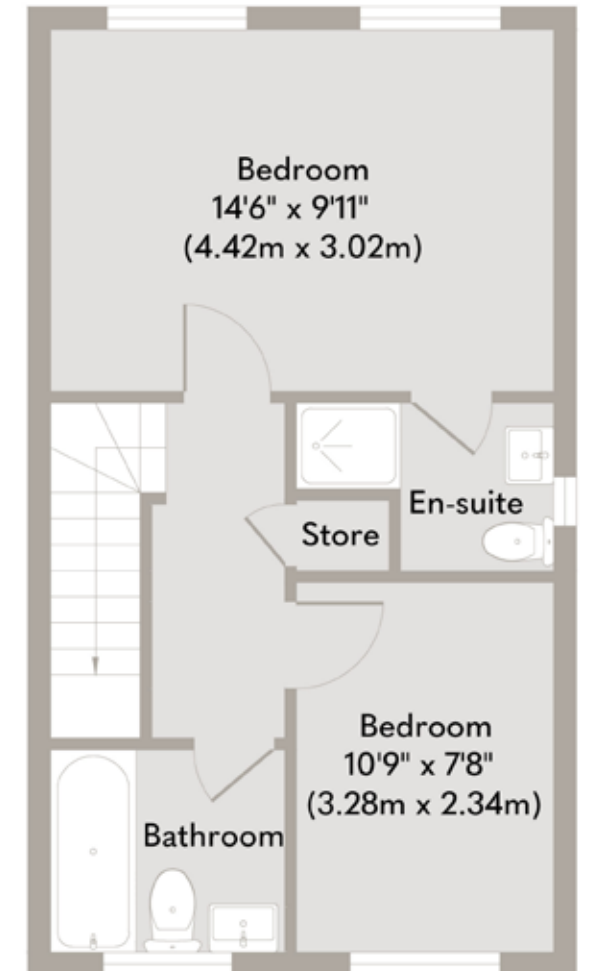
Outside, the fully enclosed rear garden is beautifully laid to lawn, complete with a handy side access gate. At the front, a charming green area with mature trees adds a touch of natural beauty and a place to unwind. Practicality is well catered for with garage located under a coach house, complemented by a driveway offering additional parking.







**Ground Floor**  
Approximate Floor Area  
385 sq. ft  
(35.76 sq. m)



**First Floor**  
Approximate Floor Area  
385 sq. ft  
(35.76 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 Sowerbys



"This well designed and maintained end-terraced home offers the perfect blend of modern comfort and functionality."



### SERVICES CONNECTED

Mains water, electricity, gas and drainage.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

B. Ref: 9347-3883-7290-9306-2091

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: ///blotchy.grab.orchestra

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

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 1989 —

 **East Anglian  
Air Ambulance**

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