



THE STORY OF
75 Thetford Road
Watton, Norfolk

SOWERBYS



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Watton, Norfolk
IP25 6PN

Well Presented Four Bedroom Family Home

Upgraded Kitchen and Utility Room

Spacious Sitting Room and
Separate Study/Play Room

Open Plan Kitchen-Dining Room

Home Office in Partly Converted Garage

W.C, Family Bathroom and En-Suite

Easy Access to Town Centre
Amenities and Schools

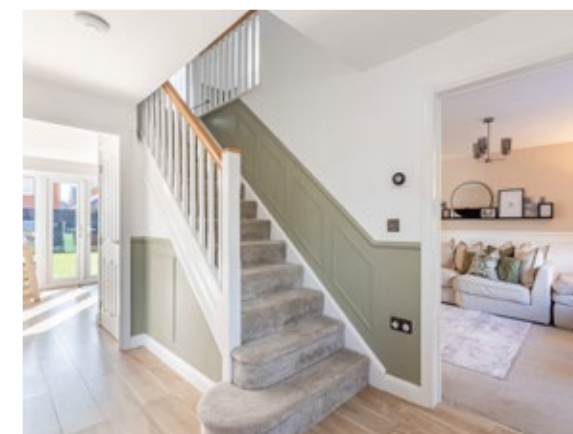
Remaining NHBC Warranty

SOWERBYS WATTON OFFICE

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Built in 2022 by Barratt Homes, this detached four-bedroom property on the Wayland Fields Development in Watton combines the benefits of modern construction with thoughtful upgrades that make it move-in ready for today's lifestyle. Designed for families who value space, flexibility and convenience, the home delivers a balance between everyday comfort and practical living.

From the outset, this property presents itself as a well-maintained and carefully improved home. The upgraded kitchen and utility room form the hub of daily life, offering a contemporary layout that works as well for busy mornings as it does for family dinners or entertaining friends. The open-plan kitchen and dining area encourage sociable living, while the separate sitting room gives the option of a more relaxed space away from the main activity of the household. For those who need flexibility, there is a dedicated study or playroom, creating an additional zone that can adapt as family needs evolve.

One of the standout features is the home office created within a partly converted garage. With more households requiring professional space at home, this addition provides an effective solution - whether used for remote working, running a small business, or simply as an organised study area.

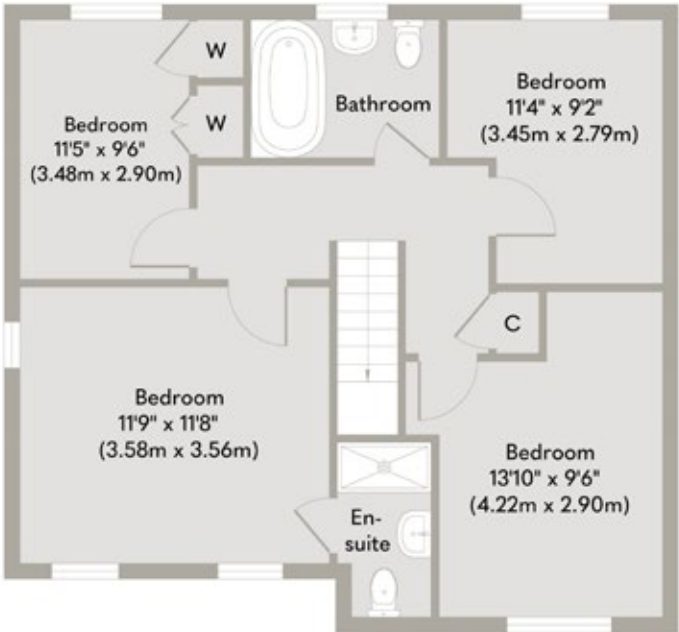
The property includes four bedrooms, with the principal bedroom benefiting from its own en suite, alongside a family bathroom and a downstairs WC. This arrangement ensures practicality across the household, supporting both family and guests with ease.

Externally, the home continues to offer everyday convenience. Parking, outdoor space, and the low-maintenance design of a recently built home ensure that weekends can be spent enjoying the property rather than maintaining it. The remaining NHBC warranty provides further reassurance of quality and durability.

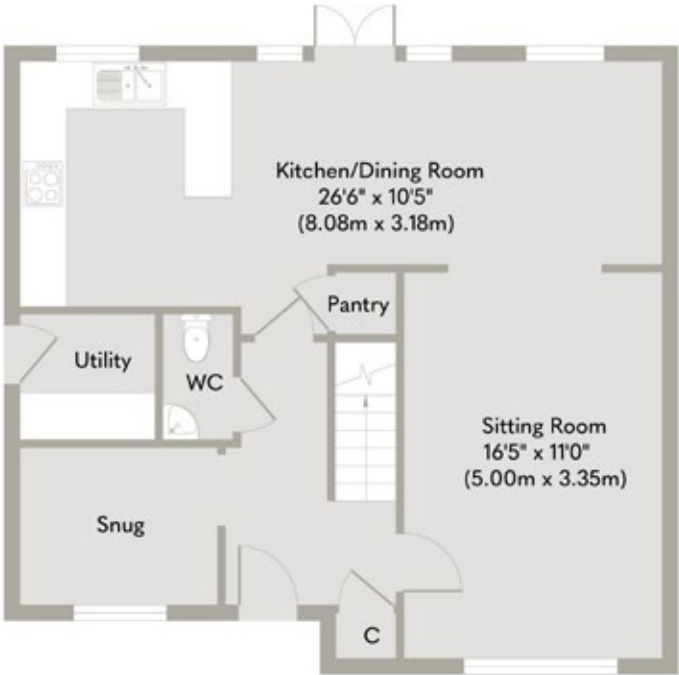


The location adds another layer of appeal. Situated within easy reach of Watton town centre, the property is close to everyday amenities, local shops, and schools, making it well suited to those who value having essentials nearby. The setting offers both accessibility and a sense of community, with the surrounding Norfolk countryside never far away for those who enjoy open space and leisure time outdoors.

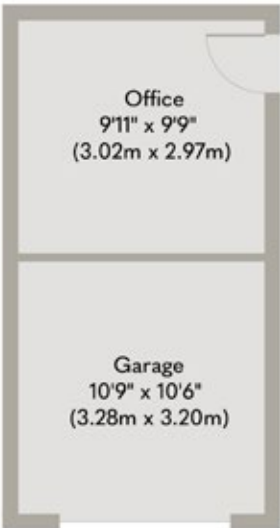
75 Thetford Road represents a home designed around the realities of modern family life - spacious, adaptable, and positioned for convenience. It provides the opportunity to settle into a property that feels contemporary yet comfortable, practical yet welcoming, and ready to support a variety of household needs in the years ahead.



First Floor
Approximate Floor Area
662 sq. ft
(61.47 sq. m)



Ground Floor
Approximate Floor Area
662 sq. ft
(61.47 sq. m)



Outbuilding
Approximate Floor Area
220 sq. ft
(20.48 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



“The low-maintenance design of a recently built home ensure that weekends can be spent enjoying the property rather than maintaining it.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref: 0390-3958-7160-2002-6731

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.

Annual service charge of £125 to maintain green areas and drainage ponds.

LOCATION

What3words: ///pumpkin.rebounded.early

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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