



THE STORY OF

24 Swaffham Road

Watton, Norfolk

SOWERBYS



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24 Swaffham Road

Watton, Thetford, Norfolk
IP25 6LA

Impressive Detached Bungalow on
Desirable Swaffham Road

Spacious and Versatile Layout
with Light-Filled Interiors

Stylish Kitchen/Dining Room
Perfect for Entertaining

Generous Bedroom Accommodation
with Flexible Use

Beautifully Presented and Ready
to Enjoy Immediately

Mature Private Gardens Ideal for Outdoor Living

Comfortable Sitting Room
Offering a Relaxing Retreat

Driveway and Garage Providing Ample Parking

Walking Distance to Watton's
Shops and Amenities

Excellent Access to the Norfolk
Countryside and Market Towns

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com



Commanding a prime position along Swaffham Road, this distinguished detached bungalow offers an exceptional standard of single-storey living, combining timeless style with everyday functionality. Set behind an elegant frontage and framed by beautifully maintained gardens, the property makes an immediate and lasting impression.

Internally, the accommodation is both generous and superbly appointed. A series of light-filled reception spaces create an effortless sense of flow, with the sitting room offering a refined setting for quiet evenings, while the contemporary kitchen and dining area provides the perfect environment for entertaining on any scale. Every detail has been carefully considered to deliver comfort, practicality, and aesthetic appeal in equal measure.

The bedroom accommodation is equally well-conceived, with each room offering a peaceful retreat. The versatile layout allows for a home office, guest suite or creative studio, ensuring the home adapts seamlessly to individual needs. Stylish bathrooms add a further touch of understated luxury.

Outside, the expansive private gardens offer a tranquil backdrop to daily life, ideal for al fresco dining, leisurely afternoons, or simply enjoying the surrounding greenery. A generous driveway and garage provide excellent off-road parking and convenience.

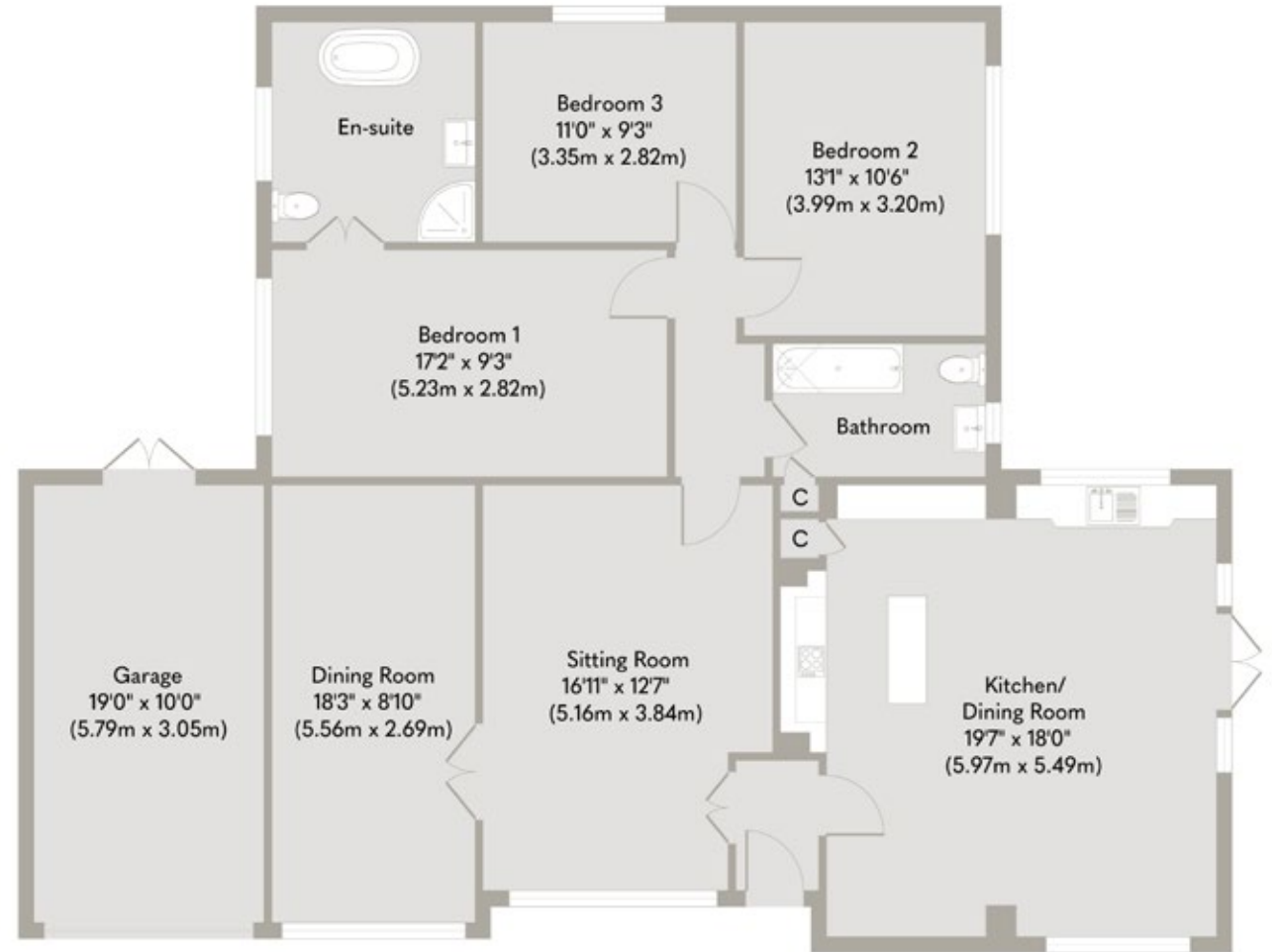
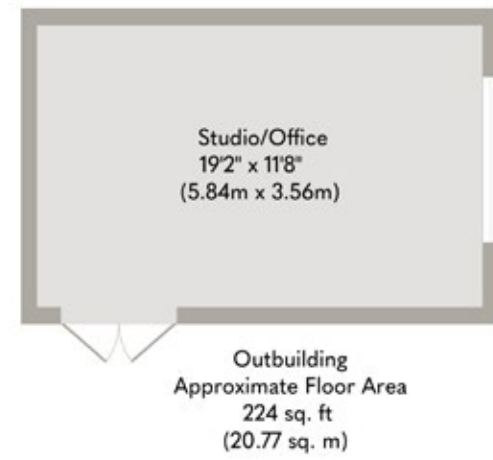
Positioned within walking distance of Watton's vibrant selection of independent shops, cafes and essential amenities, this home is perfectly placed for those seeking both community and connection. With excellent access to the surrounding Norfolk countryside and nearby market towns, this is a rare opportunity to acquire a home of quality, character, and exceptional liveability.





Versatile
accommodation, equally
suited to guests, home
working, or creative use.





Approximate Floor Area
1337 sq. ft
(124.18 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



“An exceptional opportunity to enjoy refined, single-storey living in a prime setting.”



SERVICES CONNECTED

Mains water, electricity and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C: Ref: 2111-2111-1159-7901-0481

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: ///donation.ratty.pulps

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

