



INTRODUCING

20 Washington Drive

Watton, Norfolk

SOWERBYS



THE STORY OF

20 Washington Drive

Watton, Norfolk
IP25 6GY

Offered Chain Free

Ideally Family home

Close to Amenities

Two Reception Rooms

Open Plan Kitchen/Dining Room

WC, Family Bathroom and En-Suite

Well-Presented Throughout

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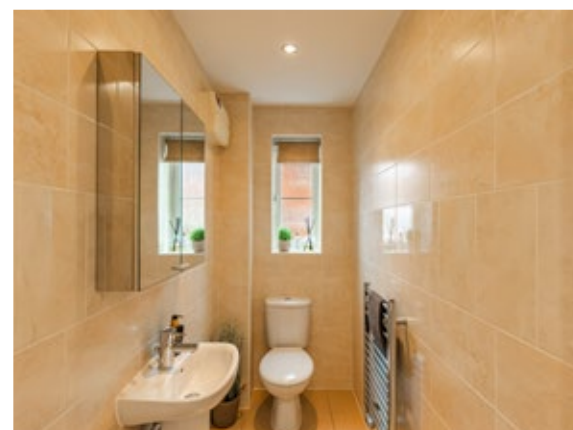
This well-presented and spacious family home at 20 Washington Drive offers an excellent balance of comfort, practicality and modern living. Offered chain free and Ideally situated close to Watton town centre and its range of local amenities, the property provides generous accommodation across two floors and is ready to move straight into.

Designed with family life in mind, the ground floor features two separate reception rooms, providing flexible living and dining options to suit both everyday life and entertaining. The open-plan kitchen and breakfast area is a key highlight, offering plenty of space for cooking, dining and socialising, with a separate utility room for added convenience. A ground-floor WC adds practicality for family and guests alike.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with its own en suite shower room, a modern family bathroom, and ample built-in storage. The layout ensures comfort and privacy for every member of the household.

Outside, the home offers the opportunity for relaxed, low maintenance living in a popular residential setting. Its proximity to schools, shops, transport links and open green spaces makes it an ideal choice for families seeking a settled lifestyle in a friendly community.

This chain-free home combines thoughtful design with convenience and a great location—perfect for buyers looking for a well-maintained property with plenty of space to grow.





Where everyday moments meet modern comfort and practicality.





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



"A home designed for real family life - space to gather, relax and grow together."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 8910-6028-7350-9306-7206

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: ///trousers.engineers.think

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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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