



THE STORY OF
55 Dereham Road

Watton, Norfolk

SOWERBYS



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55 Dereham Road

Watton, Norfolk
IP25 6EZ

Extended Victorian Semi-Detached Property

Three Reception Rooms

Flexible Study/Play Room

Fully Modernised Throughout
with Period Features

Ground Floor Shower Room and
First Floor Bathroom

Four Bedrooms

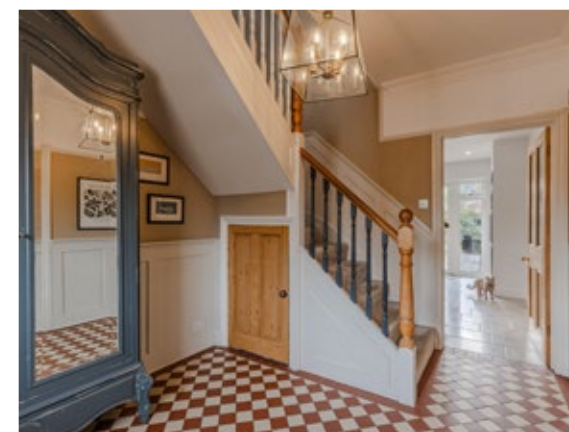
Single Garage and Off Road Parking

Close to Local Amenities and Schools

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com



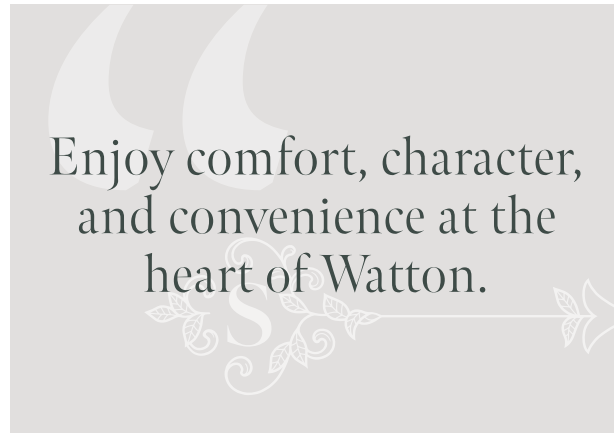
Dereham Road offers a modern, practical lifestyle within the characterful setting of a Victorian semi-detached home, thoughtfully extended and upgraded to suit contemporary living. Set in the heart of Watton, the property combines period charm with a fully modernised interior, creating a home that feels both established and refined while still being easy to live in day-to-day.

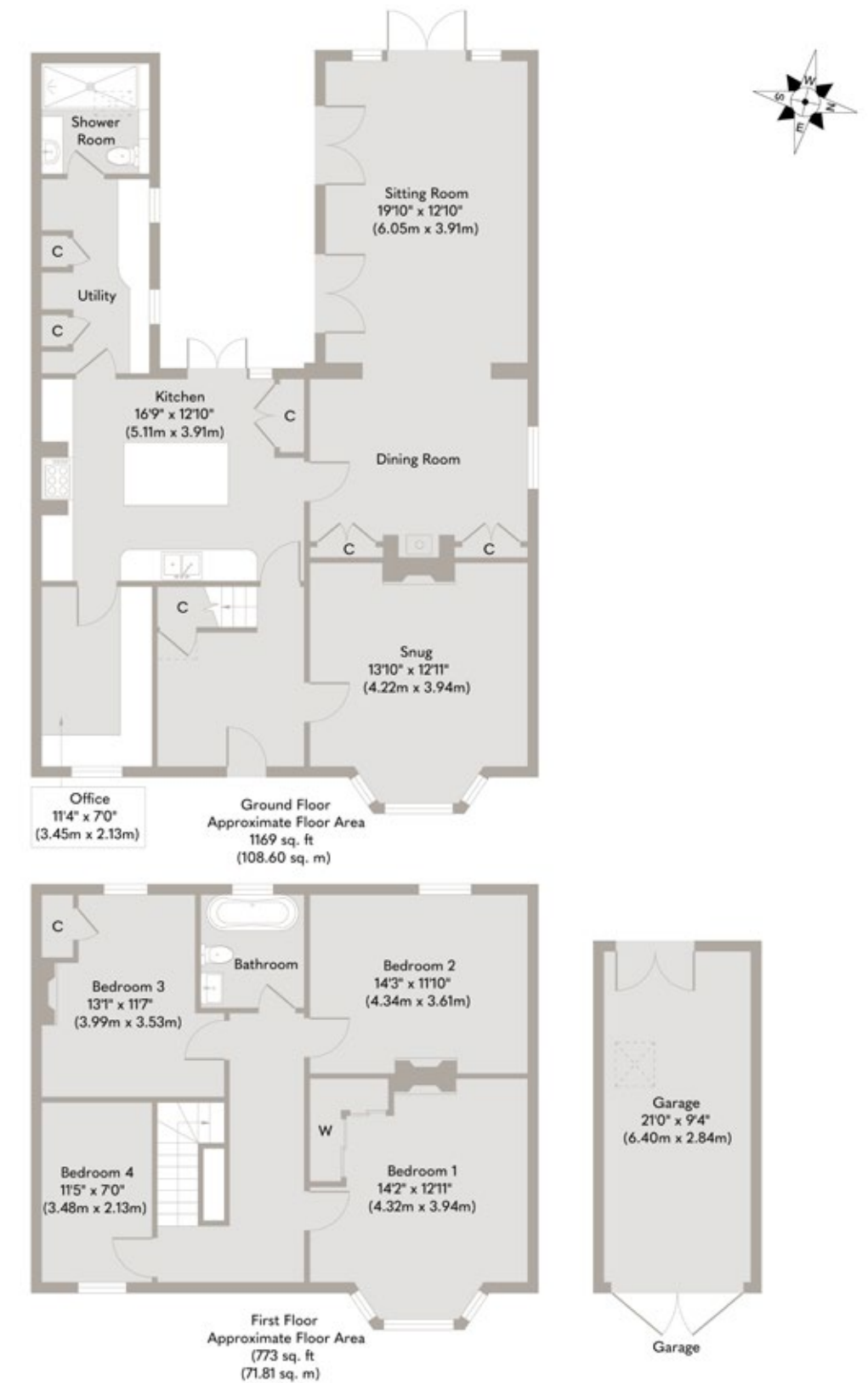
The generous living spaces provide versatility for a range of lifestyles. With three reception rooms, there is ample opportunity to tailor the layout around family life, entertaining, or quiet relaxation. A separate study/play room adds further flexibility, ideal for those working from home, managing busy family routines, or simply needing an adaptable additional space.

The design of the home places emphasis on comfort and convenience. A ground-floor shower room complements the main first-floor bathroom, helping the flow of family mornings and making everyday living more efficient. The four bedrooms provide comfortable accommodation, whether for a growing household, guests, or hobbies that require extra space.

Modern updates throughout have been carried out with sensitivity to the property's Victorian heritage, allowing original character to shine through while delivering the benefits of contemporary finishes and thoughtful improvements. The result is a home that feels fresh, functional, and full of personality.

Practical features continue outside, where a single garage and off-road parking ensure ease of access and storage. The location adds to the appeal, placing the home within convenient reach of local amenities, schools, and the wider community facilities of Watton - ideal for those seeking a blend of accessibility and a settled residential setting.





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.



"A modern, practical lifestyle set within the charm of a Victorian home."



Note from Sowerbys



"A modern, practical lifestyle set within the charm of a Victorian home."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 5336-8325-8600-0482-2296

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: ///arts.fluctuate.atom

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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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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

