



THE STORY OF

2 Dowding Road

Watton, Norfolk

SOWERBYS



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2 Dowding Road

Watton, Norfolk
IP25 6HS

Spacious Detached House

Three Bedrooms

Tastefully Presented Throughout

Large, Privately Enclosed Rear Garden

Two Reception Rooms, plus Conservatory

Close to Town Centre and Local Amenities

Garage and Off-Road Parking

Family Bathroom and Ground Floor WC

SOWERBYS WATTON OFFICE

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The property provides well-balanced accommodation suited to modern family living, with generous internal space and a substantial, privately enclosed rear garden.

The house has been tastefully presented throughout and is ready for immediate occupation. The layout offers flexibility, with two separate reception rooms providing defined yet adaptable living areas suitable for family use, home working, or formal dining. In addition, a conservatory extends the ground floor accommodation and offers further living space overlooking the garden, creating a practical link between the indoor and outdoor areas.

The kitchen is positioned to serve both reception spaces conveniently, while a ground floor WC adds everyday practicality. Upstairs, three well-proportioned bedrooms are served by a family bathroom, creating a straightforward and functional arrangement ideal for families, couples, or those looking to downsize without compromising on space.

Externally, the property benefits from a large, privately enclosed rear garden, offering ample room for children, pets, entertaining, or further landscaping if desired. The frontage provides off-road parking and access to a garage, ensuring secure parking and additional storage.

The location combines a quieter residential setting with convenient access to Watton town centre and its range of shops, supermarkets, schools, healthcare facilities, and everyday amenities. Road links provide connectivity to surrounding Norfolk villages and larger centres, making this a practical choice for commuters while retaining the benefits of town-edge living.

Overall, this is a well-maintained, detached home offering generous living space, outdoor privacy, and strong local convenience in a sought-after position on the outskirts of Watton.



A home that balances
space, practicality
and comfort.





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 the Vendor



"We've loved our great neighbours and community spirit. The home is very spacious and peacefully quiet."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9137-1728-0200-0401-9222.

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: ///agents.salt.processor

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SOWERBYS

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