



INTRODUCING

98 Norwich Road

Watton, Norfolk

SOWERBYS



THE STORY OF

98 Norwich Road

Watton, Norfolk
POSTCODE

Stylish Open Plan Kitchen-Dining-
Living Space with Feature Log Burner

First Floor Primary Bedroom Suite

Range of Outbuildings and Garden Office/Studio

Easy Access to Town Centre Amenities

Ground Floor Bathroom and First Floor En-Suite

WC and Utility Room

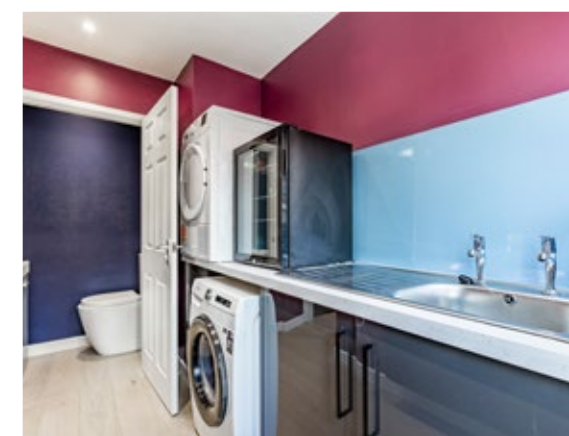
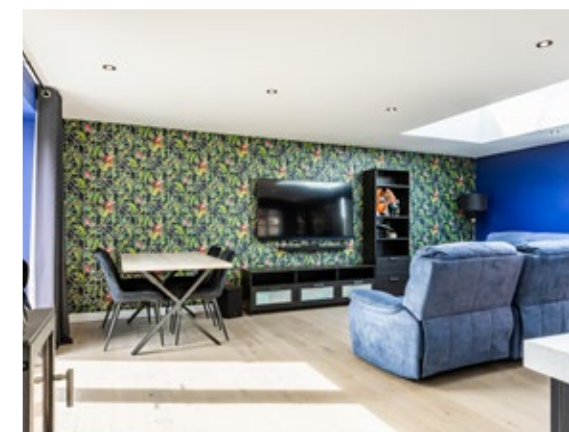
Ample Off Road Parking

SOWERBYS WATTON OFFICE

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A stylish and versatile four-bedroom chalet, ideally positioned on Norwich Road in Watton, offering well-balanced accommodation, a generous frontage with ample off-road parking and a range of useful outbuildings, including a garden office/studio. Combining the character of a traditional chalet-style home with contemporary living space, it is well suited to families and those seeking flexibility both inside and out.

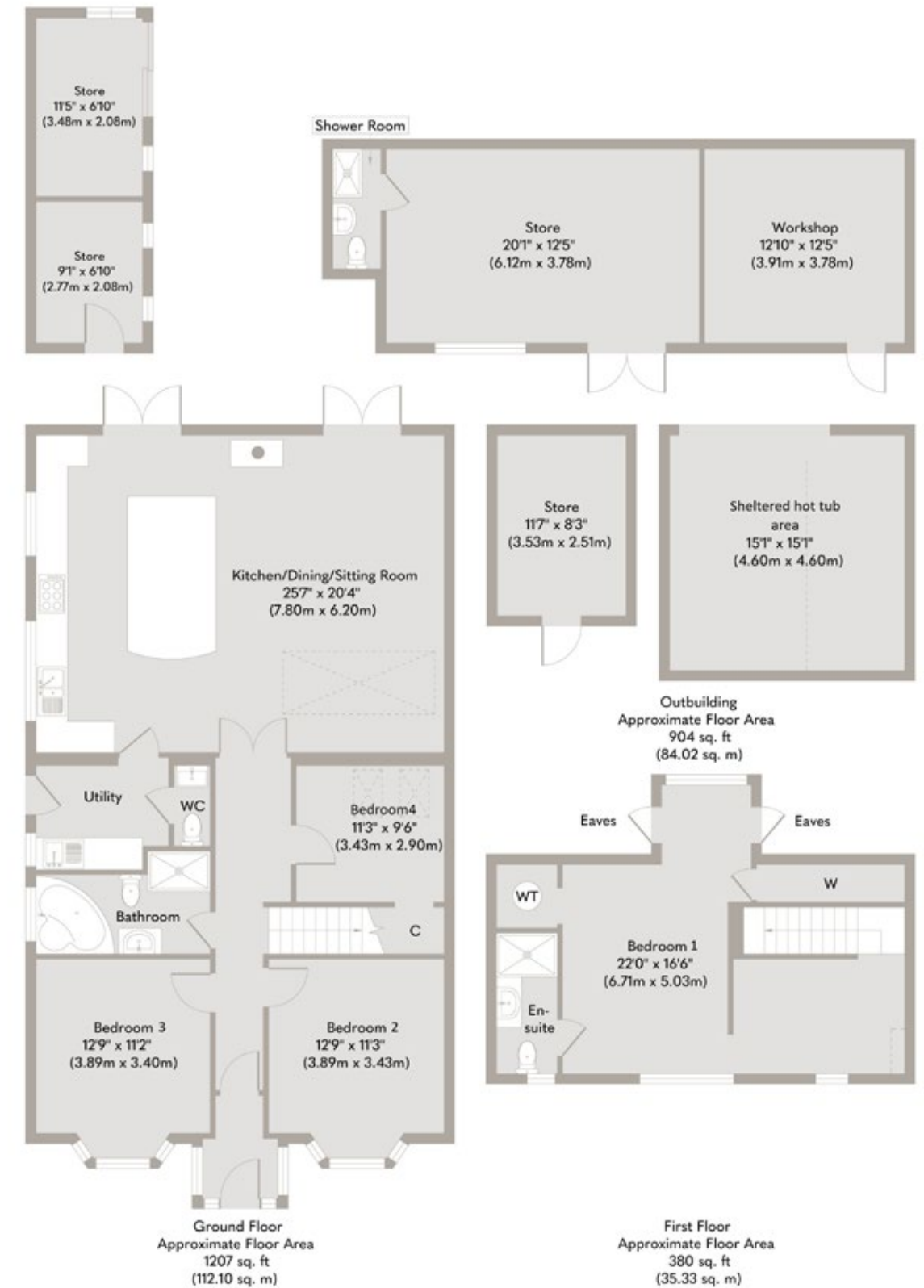
The heart of the home is the impressive open plan kitchen-dining-living space, designed as a sociable setting for everyday life and entertaining. A feature log burner creates a welcoming focal point, while the open plan arrangement allows the kitchen, dining and living areas to work seamlessly together.

Arranged over two floors, the accommodation includes four bedrooms, with the first floor primary bedroom benefiting from its own en suite facilities. The remaining bedrooms offer flexibility for family, guests or home office use. A ground floor bathroom, separate WC and utility room add to the practicality of the layout.

“A spacious family home with a generous garden, yet close to the town centre.”

Outside, the generous gravelled frontage provides ample off-road parking, with fencing creating a defined and private approach to the home. To the rear and side, a range of outbuildings and a garden office/studio provide useful additional space for working from home, hobbies or storage, further enhancing the property's versatility.





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



“The open plan kitchen is one of our favourite spaces. It’s a great social area when hosting and there’s plenty of room to accommodate everyone.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 0018-7003-7268-5533-4934

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: ///huddling.wound.adopters

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SOWERBYS

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