



THE STORY OF
31 Jessup Road
Watton, Norfolk

SOWERBYS



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31 Jessup Road

Watton, Thetford, Norfolk
IP25 6WH

Built In 2022 By Barratt Homes

Immaculately Presented in True
Show Home Condition

Four Generously Proportioned Double Bedrooms

Elegant Sitting Room with Refined Proportions

Dedicated Study Ideal for Home Working

Striking Open-Plan Kitchen and Dining Space

Upgraded Appliances and Premium Countertops

Attractive Outlook Across
Established Green Space

Single Garage and Extensive Off-Road Parking

Remaining Balance of NHBC
Warranty for Peace of Mind

SOWERBYS WATTON OFFICE

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Constructed in 2022 by Barratt Homes, this distinguished four-bedroom detached residence exemplifies contemporary craftsmanship and energy-efficient design, presented in impeccable, show home condition. With the reassurance of the remaining NHBC warranty, the property offers both immediate enjoyment and enduring peace of mind.

Occupying a particularly pleasing position overlooking established green space, the outlook imparts a rare sense of openness and natural light, enhancing the atmosphere throughout. The setting strikes a harmonious balance between tranquillity and convenience, with Watton's thriving town centre, home to independent shops, cafés and everyday amenities, within comfortable walking distance.

The internal accommodation has been intelligently composed to reflect the rhythms of modern living. A generously proportioned lounge provides an elegant yet welcoming environment for relaxation and entertaining, while a dedicated study offers refined practicality for home working or quiet retreat. Four well-appointed double bedrooms ensure excellent versatility, each thoughtfully scaled to provide comfort without compromise.

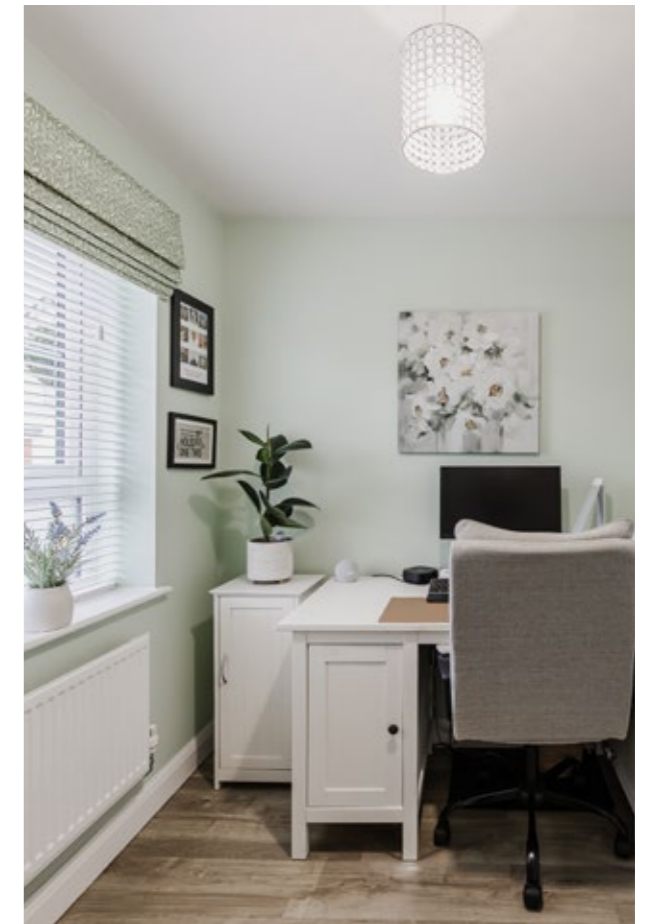
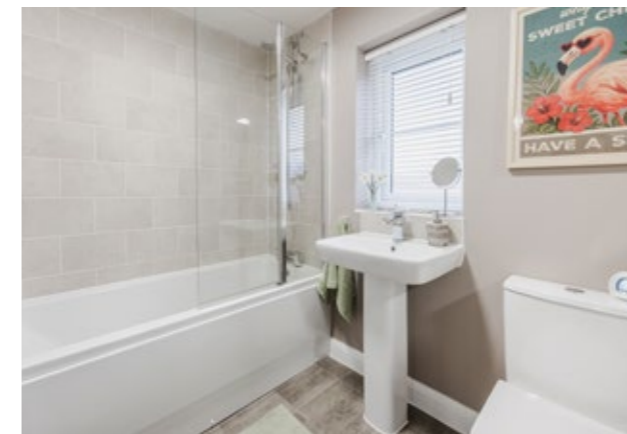
At the heart of the home lies a striking open-plan kitchen and dining space, enhanced by upgraded appliances and superior countertops. Both functional and sociable, this beautifully executed room serves as the natural focal point for daily life and larger gatherings alike, seamlessly blending style with substance.

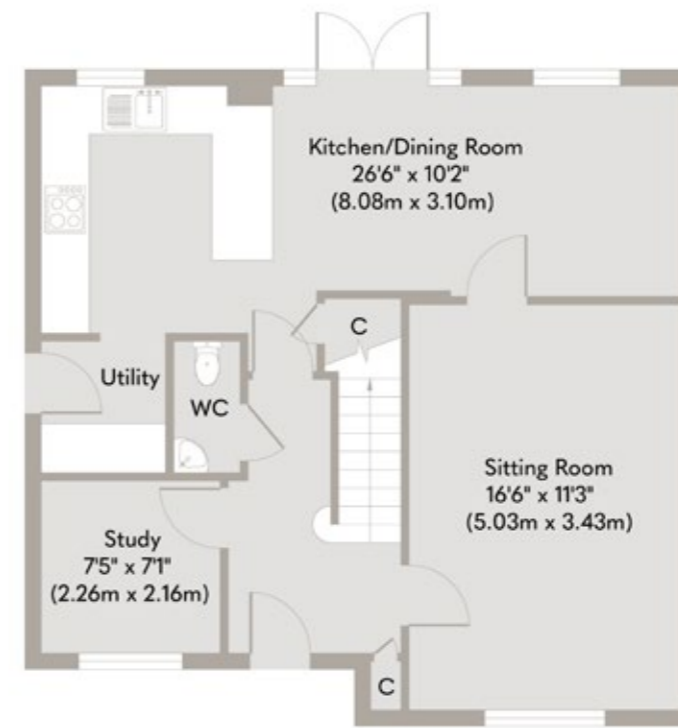
Externally, a single garage and extensive off-road parking cater effortlessly to multi-vehicle households and visiting guests.



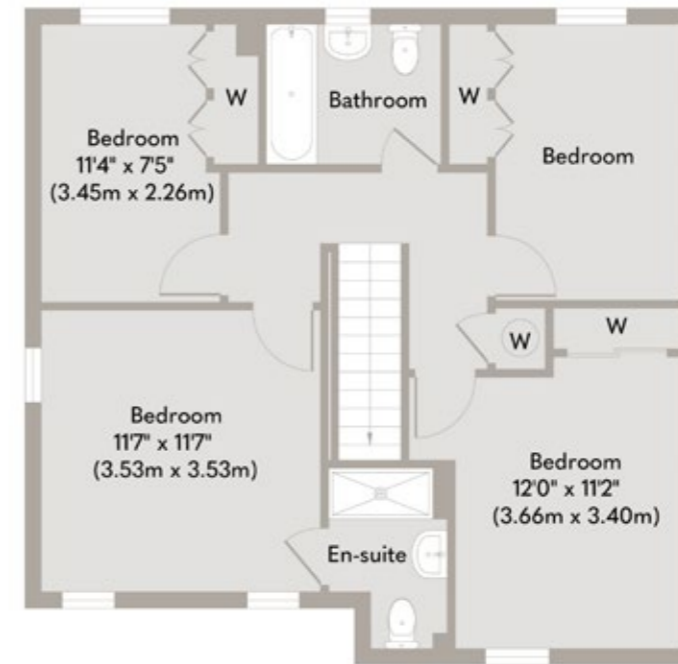


31 Jessup Road presents a compelling opportunity to acquire a modern family home of quality and distinction, where considered design, refined finishes and an enviable outlook converge within one of Norfolk's well-regarded market towns.





Ground Floor
Approximate Floor Area
648 sq. ft
(60.20 sq. m)



First Floor
Approximate Floor Area
648 sq. ft
(60.20 sq. m)

Garage

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 moved from Essex 3.5 years ago and have loved every moment, it's a truly welcoming community and we're so pleased we made the move."



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:-9802-3019-3308-2892-1200

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: ///magazine.fish.subway

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SOWERBYS

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