



THE STORY OF

33 Hunters Oak

Watton, Norfolk

SOWERBYS



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Watton, Norfolk
IP25 6HL

No Onward Chain

Spacious Open-Plan Kitchen/Dining Room

Versatile Reception Spaces

Quiet Cul-de-Sac Location

Family Bathroom, En-Suite
and Ground Floor WC

Easy Access to Watton Town Centre Amenities

Ample Off-Road Parking

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The kitchen is ideal for visitors and entertaining, with lovely views of the garden...

Situated in a quiet cul-de-sac in a popular residential area, this well-proportioned detached family home offers flexible living space, generous bedrooms and a layout perfectly suited to family life. Within easy reach of the town centre, the property enjoys excellent access to amenities, schools and transport links, while benefiting from a peaceful residential setting.

The heart of the home is the spacious open plan kitchen and dining area, providing an ideal space for both day-to-day family living and entertaining. With direct access to the conservatory, the living accommodation flows effortlessly, creating a space that can be enjoyed throughout the year while overlooking the garden. A separate sitting room offers a comfortable retreat, while a dedicated study provides an excellent work-from-home space or could be adapted to suit a variety of lifestyle needs. A useful utility area and ground floor WC add further practicality for busy households.

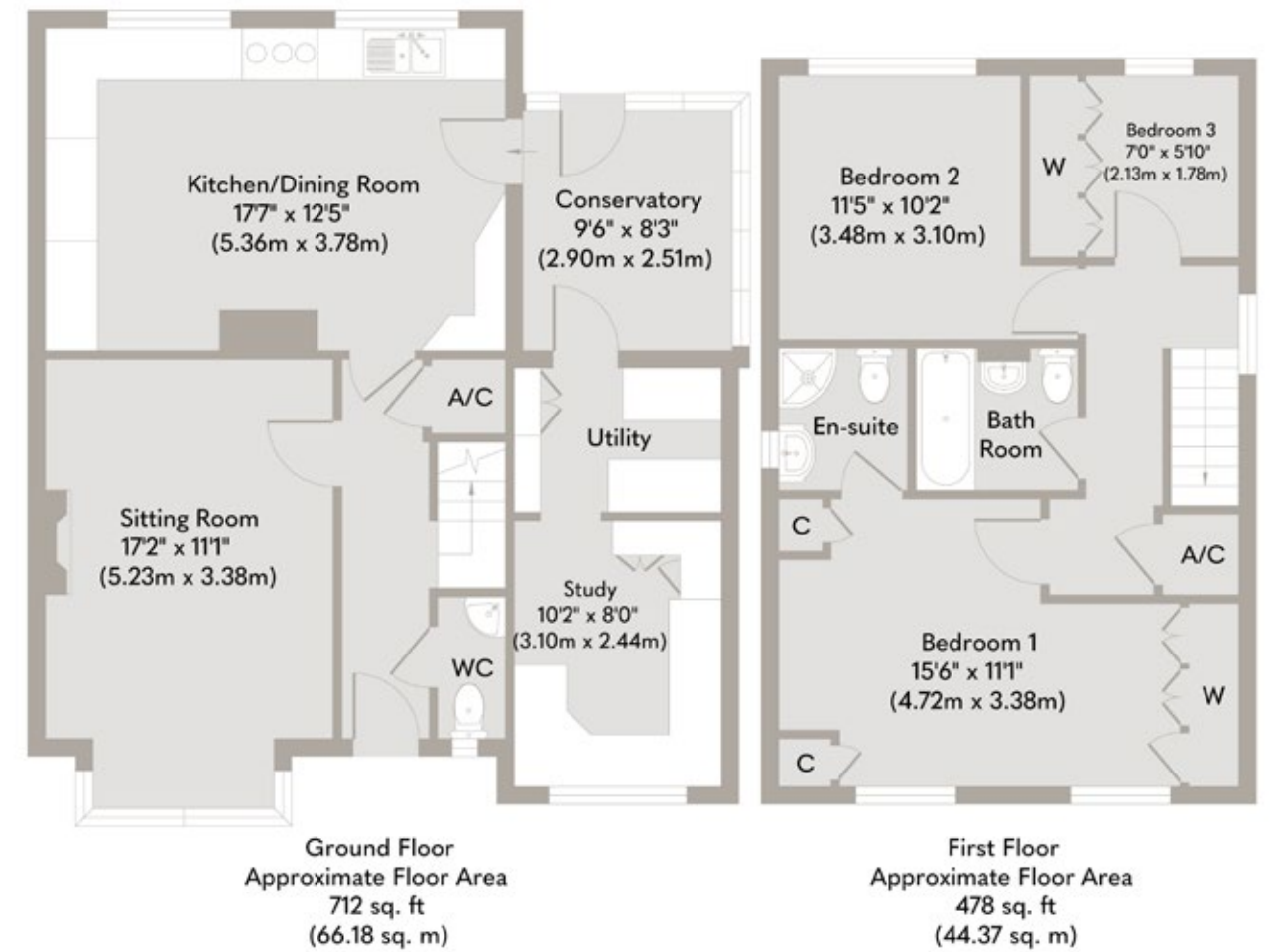


Upstairs, the property offers three well-sized bedrooms, including a generous principal bedroom complete with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the layout ideal for growing families, visiting guests or those seeking additional space.

Outside, the property benefits from ample off-road parking for multiple vehicles. The established position within this quiet cul-de-sac provides a safe and welcoming environment, while the property's location allows for convenient access to Watton's schools, shops, supermarkets, cafés and leisure facilities.

Offering a superb balance of versatile living accommodation, practical family features and a sought-after location, Hunters Oak presents an excellent opportunity for buyers seeking space, flexibility and lifestyle within easy reach of everything Watton has to offer.





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



Loch Neaton is a short walk from the property.

“...we instantly felt safe here and enjoyed fresh air with little pollution, easy access into the countryside and the beach in just an hour.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9125-3054-5201-6785-5200

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: /// narrating.rich.pampered

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SOWERBYS

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