



THE STORY OF
13 Church Road
Watton, Norfolk

SOWERBYS



THE STORY OF

13 Church Road

Watton, Norfolk
IP25 6DQ

Edge Of Watton Town Centre Position
Within Easy Reach of Amenities

Three Well-Proportioned Double Bedrooms

Two Versatile Reception Rooms
Offering Flexible Living

Stylish Kitchen-Breakfast Room
with Space for Dining

Ground Floor WC and First
Floor Family Bathroom

Private Enclosed Garden Ideal for Outdoor Living

Practical Layout Suited to Modern Family Life

Scope to Extend Subject to Planning Permission

Convenient Access to Local Schools and Facilities

Well-Balanced Accommodation
with Future Potential

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Positioned on the edge of Watton town centre, 13 Church Road is a well-balanced three-bedroom home offering generous proportions, a practical layout and clear potential for future enhancement.

The ground floor is arranged to support both everyday living and more formal occasions, with two well-sized reception rooms providing flexibility to suit a range of needs. Whether utilised as a comfortable sitting room, a separate dining area or a dedicated workspace, the layout adapts easily to modern lifestyles. The kitchen-breakfast room forms a natural focal point of the home, thoughtfully styled and designed to accommodate both cooking and dining, with a sociable feel and good connection to the surrounding accommodation. A ground floor WC adds further convenience.

Upstairs, three genuine double bedrooms ensure there is no compromise on space, making the property well suited to families, those working from home or buyers seeking additional guest accommodation. These are served by a well-appointed family bathroom.

Outside, the private enclosed garden provides a secure and manageable setting for outdoor dining, entertaining or relaxation.

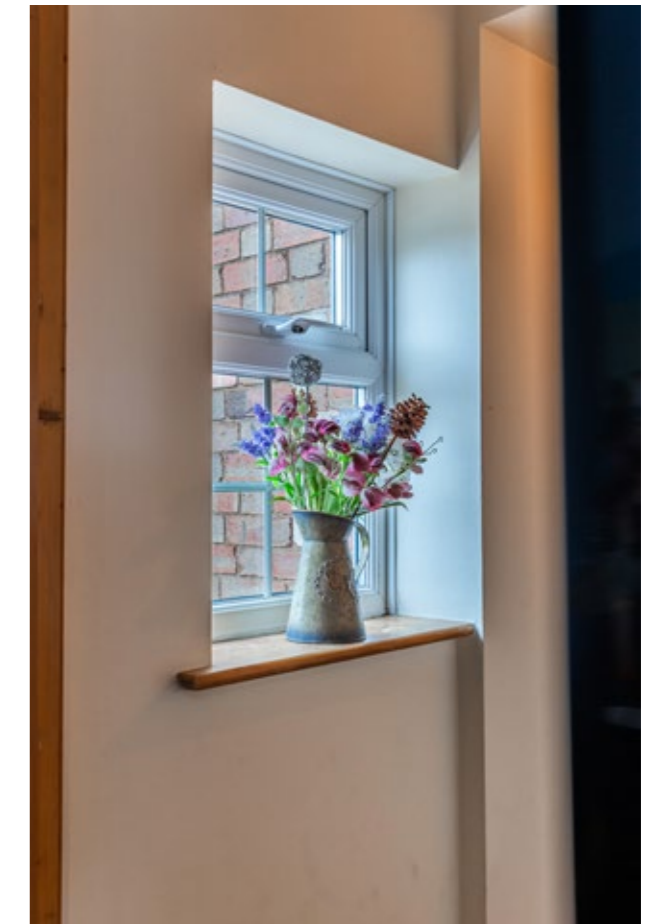
In addition to its existing accommodation, the property offers scope for extension, subject to the necessary planning permissions, presenting an opportunity for buyers to tailor the home to their long-term requirements.

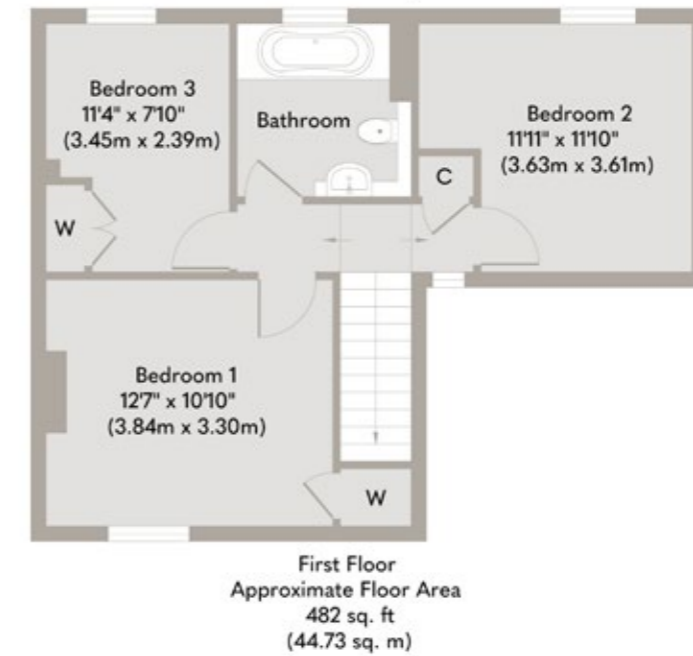
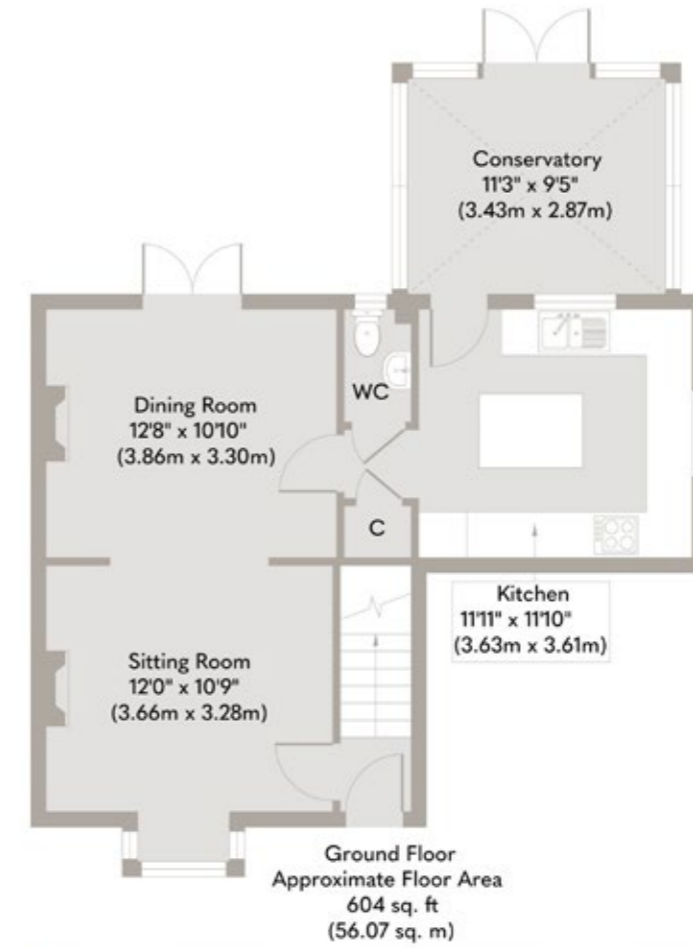
Combining location, versatility and potential, 13 Church Road represents a compelling opportunity within easy reach of Watton's amenities and schooling.





A peaceful, homely and truly family-friendly place to live.





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 love being able to watch the children play in the garden from the kitchen.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:-9298-2885-6791-9198-8381

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: ///trudges.tricycle.eggplants

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SOWERBYS

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