



THE STORY OF

Lakeside

Watton, Norfolk

SOWERBYS



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Lakeside

Dereham Road, Watton, Norfolk
IP25 6EZ

Detached Five Bedroom Family Home
Extending to Over 2,000 Sq. Ft.

Private Plot Approaching Half an Acre

Walking Distance to Watton Town
Centre and Amenities

Open Plan Kitchen Breakfast Room
with Direct Garden Access

Three Versatile Reception Rooms

22ft Dual Aspect Sitting Room
Filled with Natural Light

Principal Bedroom with En-Suite

Recently Modernised Four Piece Family Bathroom

Double Garage with Ample Off-Road Parking

Mature Gardens Siding onto Loch Neaton

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Detached home set on a private plot approaching half an acre, within walking distance of Watton's town centre amenities. Offering a double garage, ample off road parking, solar panels with battery storage and an EV charging point, the property blends modern efficiency with practical family living.

Positioned on the edge of Watton, Lakeside is a substantial five bedroom detached home extending to over 2,000 sq. ft. of versatile accommodation. The setting provides a sense of space and privacy while remaining conveniently close to shops, schools and everyday essentials, creating a well balanced lifestyle.

The house has been thoughtfully enhanced by the current owners and is arranged with modern living in mind. Three reception rooms offer flexibility to suit a variety of needs, whether for formal entertaining, family relaxation, home working or play space, allowing the layout to adapt as required over time.

At the heart of the home is the open plan kitchen breakfast room, a sociable and well designed space with ample room for dining and day to day living. Doors open directly onto the patio, encouraging an easy connection between inside and out and making it ideal for entertaining during the warmer months.

The 22ft dual aspect sitting room is a standout feature, filled with natural light and enjoying views across the gardens. Its generous proportions create a welcoming and comfortable environment, well suited to both quiet evenings and larger gatherings.



A comfortable,
substantial home with
a real sense of quality
throughout.





Upstairs, the accommodation is equally well considered, with a range of well proportioned bedrooms arranged across the first floor. The principal bedroom benefits from an en-suite, while the remaining rooms are served by a recently modernised family bathroom, finished with a contemporary four piece suite.

Outside, the property continues to impress. A generous driveway provides extensive off road parking and leads to the double garage. The mature gardens wrap around the house and offer a high degree of privacy, with established planting, lawned areas and a variety of seating spots that invite relaxation and outdoor dining.

The plot sides directly onto Loch Neaton, creating a particularly attractive backdrop and adding a sense of calm to the setting. This outlook enhances the overall appeal and is a feature rarely available in such a convenient location.

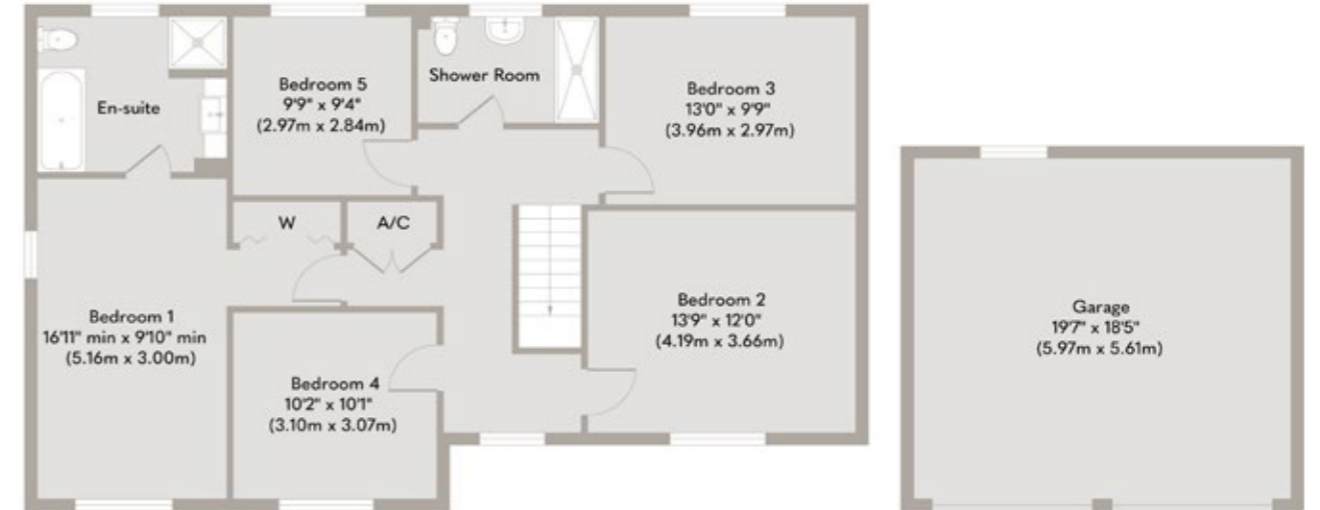
Further benefits include solar panels, battery storage and an EV charging point, supporting a more energy efficient way of living.

Lakeside offers a compelling opportunity to acquire a spacious and adaptable family home in a well regarded edge of town position, combining generous accommodation, attractive gardens and a setting that effortlessly balances convenience with a more peaceful pace of life.



The views across the back garden are a particular highlight, offering a lovely outlook and a real sense of space throughout the seasons.

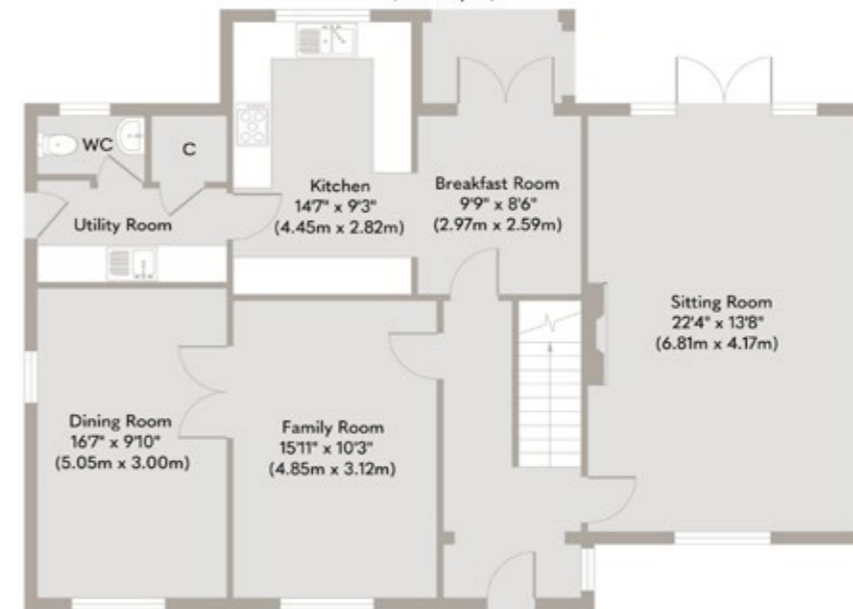




First Floor
Approximate Floor Area
1031 sq. ft
(95.74 sq. m)



Garage



Ground Floor
Approximate Floor Area
1104 sq. ft
(102.56 sq. m)

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 have loved the location, enjoying a peaceful setting while being just a short distance from all the town’s amenities”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///automatic.niece.headliner

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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