



THE STORY OF

35 Thetford Road

Watton, Norfolk

SOWERBYS



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35 Thetford Road

Watton, Norfolk
IP25 6BX

Offered Chain Free

Extended Semi Detached Cottage on
the Outskirts of Town Centre

Three Double Bedrooms

Two Reception Rooms

Convenient Local Amenities and Schools

Ground Floor WC and First Floor
Bathroom with Separate WC

Modern and Stylish Kitchen

Ample Off Road Parking

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An extended semi-detached cottage offering a practical and flexible home in a convenient position on the outskirts of Watton town centre. With three double bedrooms, two reception rooms, a modern kitchen, useful additional ground-floor space and ample off-road parking, the property provides a well-balanced layout for modern family life while retaining the character and proportions associated with a cottage-style home.

The two reception rooms give the house flexibility for different styles of living, whether that means having a dedicated family room alongside a quieter sitting area, creating a home office, or providing separate spaces for entertaining and everyday use. The layout also includes an additional versatile area on the ground floor, giving buyers scope to adapt the accommodation around their own requirements.

The modern kitchen is well suited to contemporary living, combining a stylish finish with the practicality needed for everyday use. A bedroom on this floor adds useful flexibility, while the wider ground-floor layout allows the kitchen and reception spaces to work together naturally. An additional ground-floor WC is also a useful feature for busy households and visiting guests.

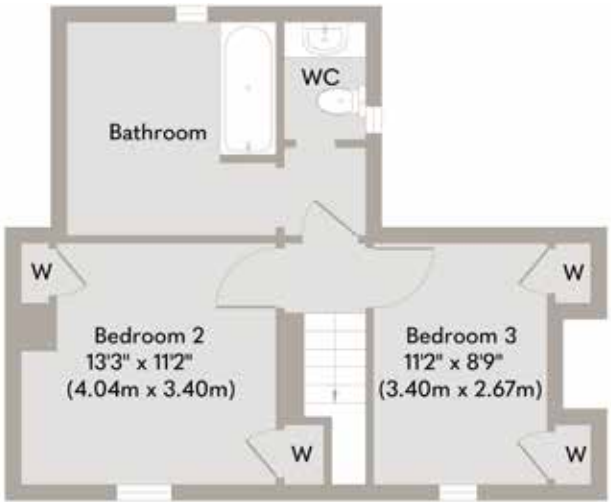
Upstairs, there are two double bedrooms, providing an advantage for families or buyers who require comfortable accommodation. The bedrooms are supported by a first-floor bathroom together with a separate WC, helping to make the morning routine more manageable and offering greater flexibility than is often found in homes of this type.

Outside, the property benefits from ample off-road parking, an important and increasingly desirable feature in a town-centre location.

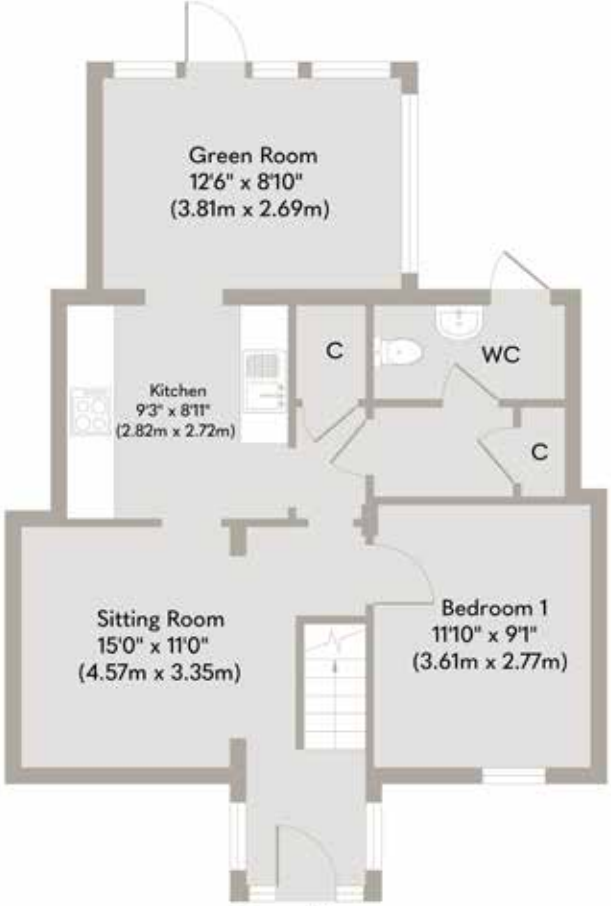


A wonderfully versatile
home with space for
all the demands of
contemporary living.





First Floor
Approximate Floor Area
347 sq. ft
(32.23 sq. m)



Ground Floor
Approximate Floor Area
577 sq. ft
(53.60 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 Sowerbys



“The perfect balance of character, practicality and convenience.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref: - 2839-0725-3000-0758-6226

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: ///rushed.hacking.screen

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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