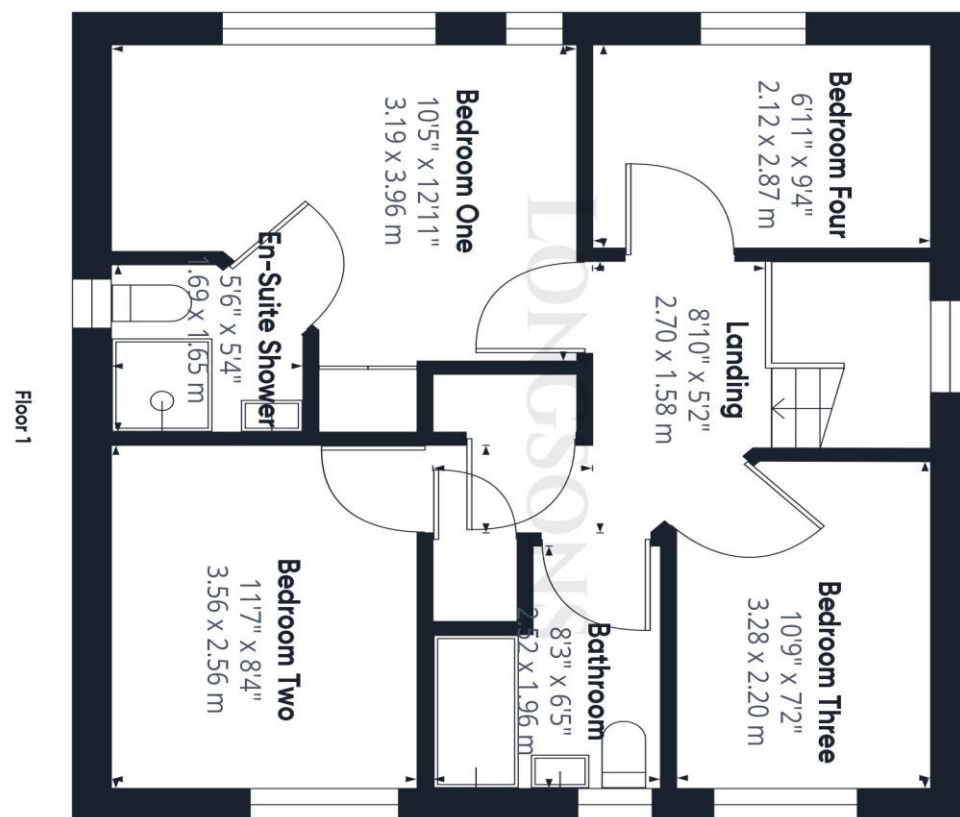
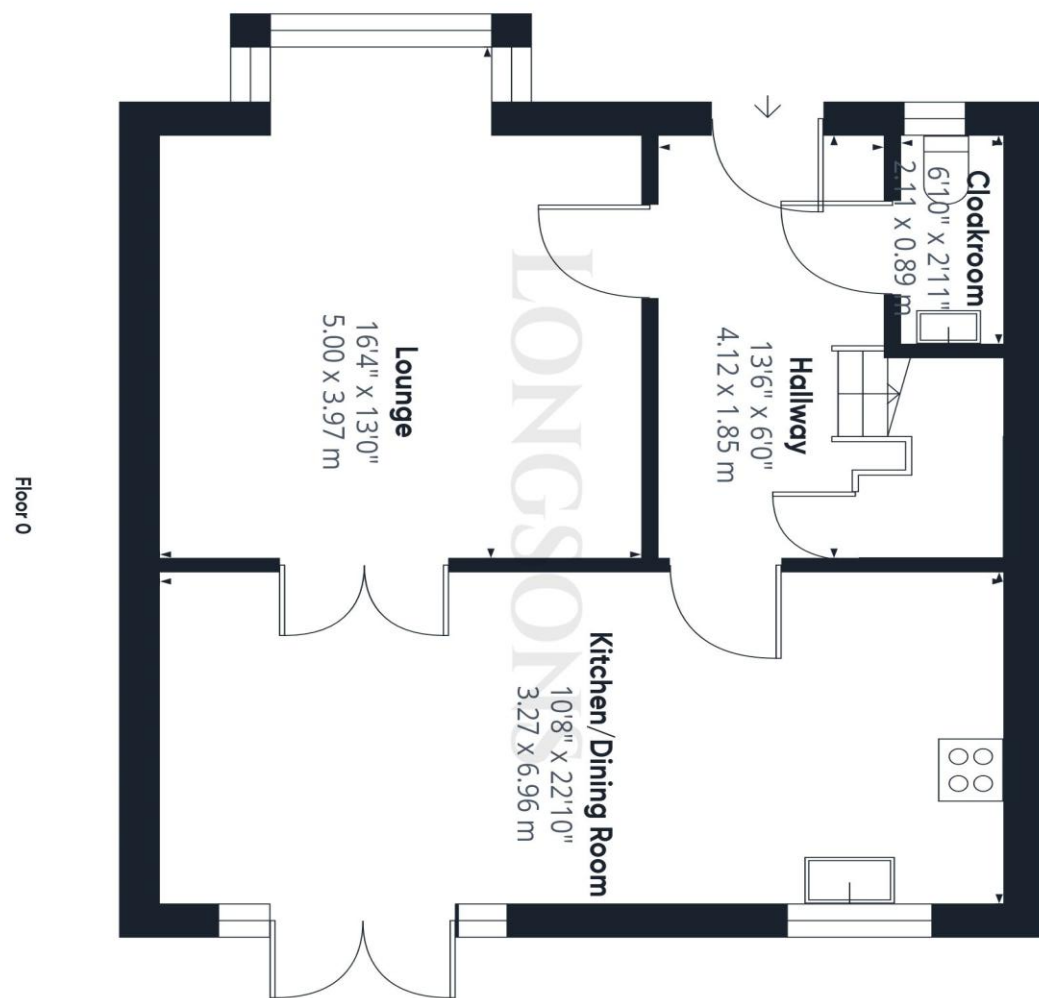




Dye Road, Watton, Thetford, IP25 6YN

Extremely well presented spacious, detached, four bedroom house situated on a popular development in Watton. The property boasts a spacious kitchen/dining room, ground floor cloakroom, en-suite, garage, parking, gardens, and one year NHBC warranty remaining.

Offers Over £340,000 Freehold





Situated on a popular development in Watton, Longsons are delighted to bring to the market this extremely well presented modern four bedroom house. This superb property offers; a spacious kitchen/dining room, lounge with contemporary wall mounted fire, ground floor cloakroom, en-suite shower room to bedroom one, garage, off-street parking, gardens, combi boiler providing gas central heating and UPVC double glazing throughout. The popular city of Norwich bus route just a few minutes walk away. The property has one year NHBC warranty remaining.

Briefly; the property offers; entrance hall, lounge, kitchen/dining room, ground floor cloakroom with WC, four bedrooms, en-suite to bedroom one, modern family bathroom, garage, gardens, parking for two to three vehicles, combi boiler gas central heating and UPVC double glazing.

Watton
The well-served market town of Watton is in the district of Breckland, perfectly positioned for access to the whole of

Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. The town's Sustran's Way walking/cycling route connects Watton and Griston providing a traffic free alternative to the A1075. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles. There is a regular Watton/Norwich bus route.

Entrance Hall

Composite entrance door to front aspect, under stairs storage cupboard, stairs to first floor, radiator.

Lounge

16'4" (4.98m) x 13'0" (3.96m)

Bay window to front aspect, modern wall mounted electric fire, glazed double doors opening through to dining area, radiator.

Kitchen/ Dining Room

22'10" (6.96m) x 10'8" (3.25m)

Fitted kitchen units to wall and floor, work surface over, stainless steel one and half bowl sink unit with mixer tap and drainer, integrated Bosch electric oven with Bosch gas hob and chimney style extractor hood over, integrated Bosch dishwasher, space and plumbing for washing machine, space for tall upright fridge/freezer, tiles to floor, UPVC double glazed French doors opening to rear garden, LED downlighting, two radiators.

Cloakroom

Wash basin, WC, radiator, obscure glass UPVC double glazed window to front aspect.

Stairs and Landing

Built in cupboard housing gas combi central heating boiler, built in storage cupboard, loft access, radiator.

Bedroom One

12'11" (3.94m) Max x 10'5" (3.18m) Max

Built in double wardrobe, two UPVC double glazed windows to front aspect, radiator, door to en-suite shower room.

En-suite Shower Room

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to side aspect, LED downlighting, extractor fan, radiator.

Bedroom Two

11'7" (3.53m) x 8'4" (2.54m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Three

10'9" (3.28m) x 7'2" (2.18m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Four

9'4" (2.84m) x 6'11" (2.11m)

UPVC double glazed window to front aspect, radiator.

Bathroom

Bathroom suite comprising bath with mixer shower over and shower screen, wash basin and WC both set within fitted cabinet, towel radiator, obscure glass UPVC double glazed window to rear aspect, LED downlighting, extractor fan.

Outside Front

Small front garden laid to lawn, shrubs and flowers to beds and borders, driveway to side offering off road

parking for two/three vehicles, outside light, gated access to rear garden.

Garage

Main up and over door to front aspect, entrance door providing access to rear garden to side aspect, electric light and power.

Rear Garden

A very well presented enclosed rear garden, low maintenance with no lawn, a vast selection of shrubs, ornamental trees and plants throughout, two paved patio seating areas, outside light, outside tap, wooden fence to perimeter, gated access to driveway.

Agent's Notes

EPC rating B82 (Full copy available on request)Council tax band D (Own enquiries should be make via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Four Bedroom Detached House
- Spacious Kitchen/Dining Room
- Ample Off-Street Parking
- Energy Efficiency Rating B82
- Garage and Gardens
- UPVC Double Glazing Throughout
- Gas Central Heating
- 1 Year NHBC Warranty Remaining

