



Norwich Road, Watton, Thetford, IP25 6DW

Three bedroom, semi-detached house situated in the market town of Watton. This property is full of charm with two reception rooms, kitchen, utility room, cloakroom, garage with workshop at the rear, generous rear garden and plenty of off-road parking.

Price £300,000 Freehold



Located in the popular market town of Watton, Longsons are delighted to bring to the market this very well-presented, three double bedroom, semi-detached house. The property has a lot to offer with two reception rooms, kitchen, utility room, cloakroom, en-suite, family bathroom, airing cupboard, garage with workshop, generous rear garden, ample off-road parking and more. Viewing highly recommended. Briefly the property offers entrance hall, cloakroom, living room, kitchen, utility room, cloakroom, three beds (one with en-suite), family bathroom, airing cupboard, large single garage, workshop, rear garden and front driveway.

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. 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; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance

Composite entrance door, stairs to first floor, radiator.

Dining Room

12'5" (3.78m) x 12'1" (3.68m)

Inset brick built feature fireplace with log burner (operational), understairs storage cupboard, radiator, UPVC double glazed window to front.

Living Room

15'4" (4.67m) x 12'10" (3.91m)

Open brick fire place fully operational with wooden mantelpiece and surround, marble hearth, radiator, glazed wooden doors leading into the kitchen.

Kitchen

15'10" (4.83m) x 7'10" (2.39m)

Half-vaulted ceiling with double glazed Velux window, tiles to floor, fitted cabinets to floor and wall, wooden worktop over, tiled splashback, space for under counter fridge or freezer, ceramic Butler sink with mixer tap, radiator, space for free-standing cooker with gas available, extractor hood over, UPVC double glazed window to rear and UPVC double glazed door to the side.

Utility Room

7'9" (2.36m) x 4'4" (1.32m)

Tiles to floor, fitted cabinets to floor and wall, space and plumbing for washing machine, space for tumble dryer and integrated dishwasher, wall mounted gas boiler,

radiator, UPVC double glazed window to side.

Cloakroom

Hand Wash Basin, WC, radiator, tiles to floor, obscured UPVC double glazed window to side.

First Floor Landing

Loft access and airing cupboard housing the hot water cylinder.

Bedroom One

12'9" (3.89m) x 11'11" (3.63m)

Generously sized built-in wardrobe, airing cupboard with second hot water cylinder, radiator, UPVC double glazed window to rear, small window to landing, door leading to en-suite.

En-Suite Bathroom

7'9" (2.36m) x 7'2" (2.18m)

Vinyl flooring, decorative timber panelling to walls with tiled splashback to the bath/shower area, Suite comprises of WC, hand wash basin, acrylic bath with waterfall shower head and hand held shower attachment directly from the mixer tap, radiator, obscured UPVC double glazed window to rear and extractor fan.

Bedroom Two

12'1" (3.68m) x 11'8" (3.56m)

Radiator, UPVC double glazed window to front, generous over stairs storage cupboard, additional small storage cupboard, inset feature fireplace.

Bedroom Three

11'7" (3.53m) x 10'0" (3.05m)

Generously sized built-in wardrobe/cupboard, radiator, double glazed UPVC window to front,

Bathroom

10'0" (3.05m) x 8'4" (2.54m)

Suite comprising of a walk in shower cubicle with tiled walls, acrylic bath with tiled splashback, hand wash basin. WC, exposed wooden floorboards, towel radiator, obscure glass UPVC double glazed window to rear. extractor fan.

OUTSIDE

Garage

15'7" (4.75m) x 10'4" (3.15m)

Power and lighting, up and over door, access to the workshop at the rear.

Workshop

10'4" (3.15m) x 7'8" (2.34m)

Fitted cabinets to floor and wall, ample space for under counter fridge and freezer, integrated fan oven, UPVC double glazed window to rear.

Outside Front

Front driveway laid to brickweave, wooden fencing to perimeter, access to garage, outdoor lighting, gated access to rear garden.

Rear Garden

Large patio seating area laid to concrete slabs, access to rear of workshop/garage area. Garden laid to lawn, fencing to perimeter, plants and shrubs to borders. timber built workshop/wood storage, timber built koi pond, outdoor tap, outdoor lights and gated access to front of property.

Timber Built Workshop/Wood Storage

16'6" (5.03m) x 9'8" (2.95m)

Agent's Note

EPC rating D64 (Full copy available on request)
Council tax band C (Own enquiries should be made 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.

- Three Double Bedrooms
- Garden, Workshop and Garage
- Ample off-road parking
- Energy Efficiency Rating D64
- Located a short distance from Watton town centre
- UPVC Double Glazing and Gas Central Heating

