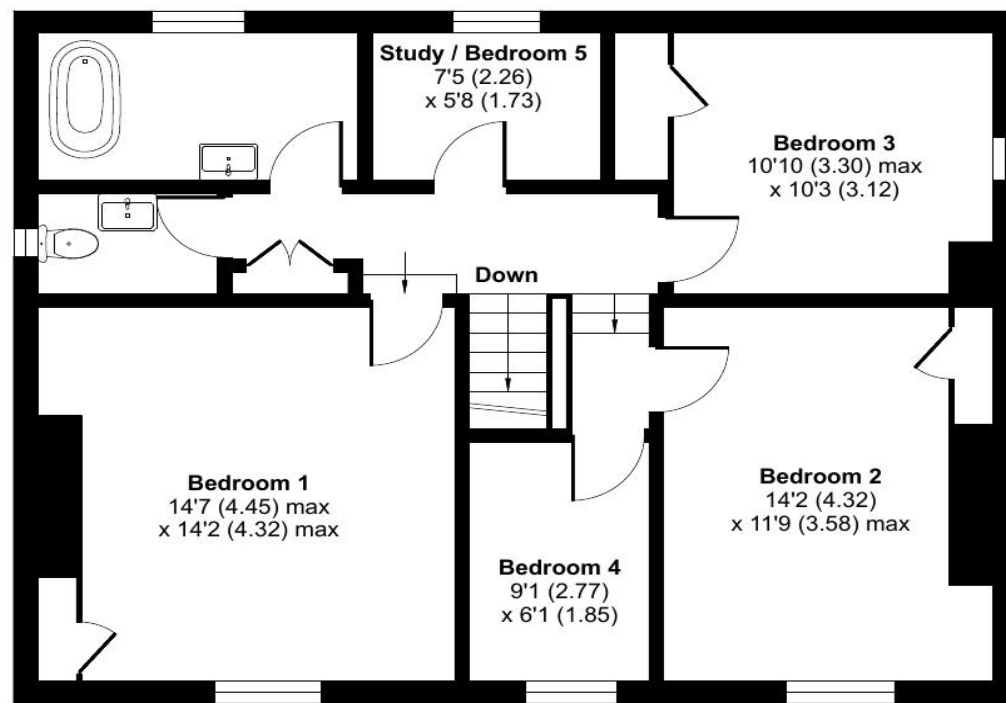


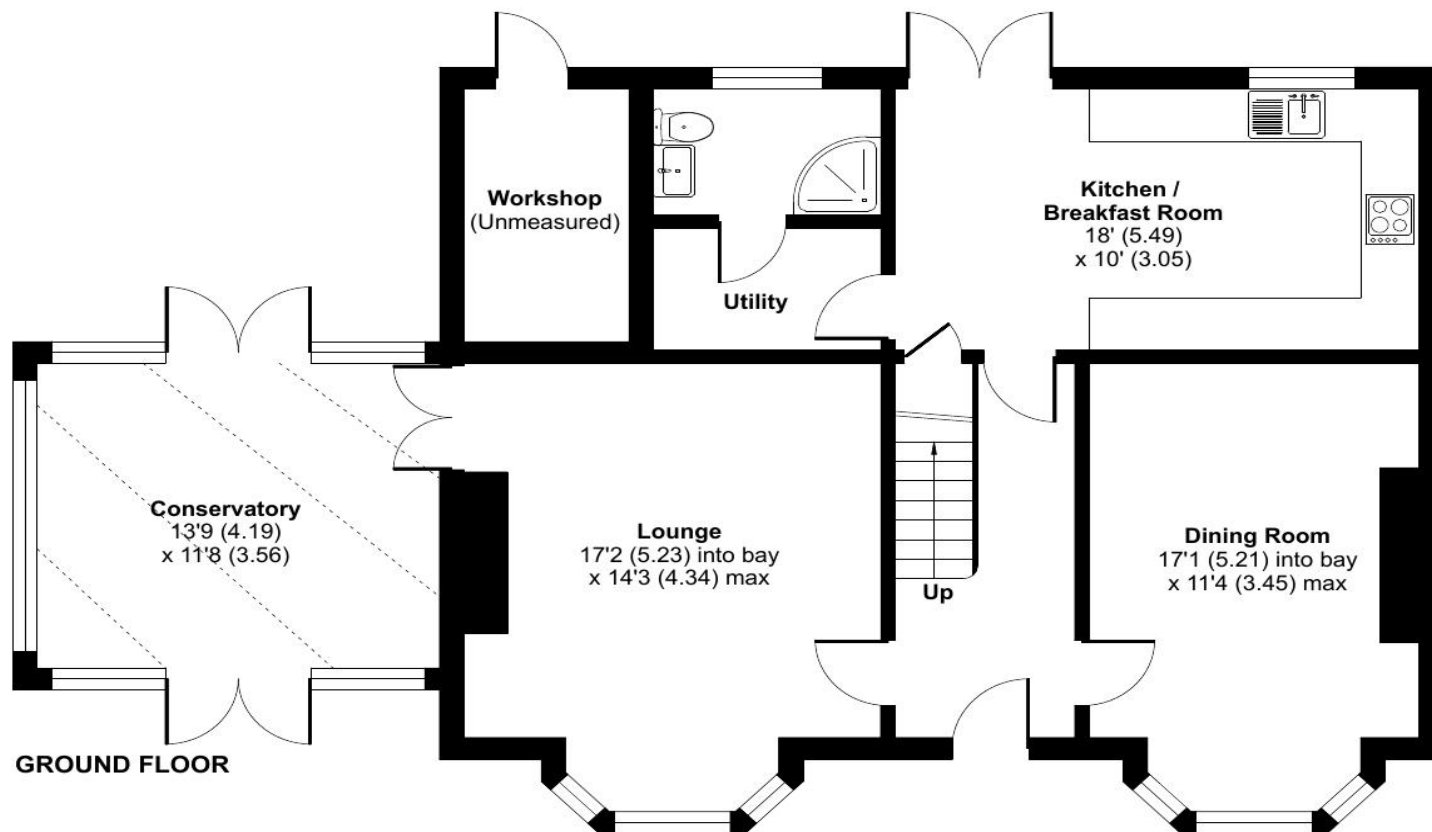
Dereham Road, Watton, Thetford, IP25

Approximate Internal Area = 1770 sq ft / 164.4 sq m (excludes workshop)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1104125



Dereham Road, Watton, Thetford, IP25 6ER

A wonderful opportunity to acquire an 1800's unique and characterful five bedroom detached house located in the popular town of Watton. The property boasts original features, two reception rooms, ground floor shower room, family bathroom, conservatory, and much more. Viewing highly recommended!

Price £450,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

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Bedroom One
14'7" (4.45m) x 14'2" (4.32m)

Bedroom Two
14'2" (4.32m) x 11'9" (3.58m)

Max
Bedroom Three
10'10" (3.3m) x 10'3" (3.12m)

Bedroom Four
9'1" (2.77m) x 6'1" (1.85m)

Bedroom Five
7'5" (2.26m) x 5'8" (1.73m)

Bathroom

Separate WC

Outside Front

Rear Garden

Agent's Notes

EPC rating TBC (Full copy available on request)
Council tax band E (Own enquiries should be made via Breckland District Council) only.

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

- Detached Character House
- Five Bedrooms
- Non Estate Location
- Original Features
- Two Reception Rooms
- Two Bathrooms
- Gas Central Heating
- Gardens and Parking

Situated in a non estate position in the popular town of Watton, Longsons are delighted to bring to the market this charming, distinctive five bedroom house. With original features including sash windows, stained glass windows, feature fireplaces.

The property also boasts two reception rooms, ground floor shower room, conservatory, utility, family bathroom, established gardens including a secret garden, carport and parking for three vehicles.

A viewing is highly recommended to really appreciate what is on offer.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, utility room, shower room, conservatory, five bedrooms, bathroom, separate WC, parking, front and rear garden and gas central heating.

WATTON

Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles

The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. 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. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; `wat` being the local dialect word for hare, and `ton` for barrel. 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.

Entrance Hall

Lounge
17'2" (5.23m) Into Bay x 14'3" (4.34m) Max

Conservatory
13'9" (4.19m) x 11'8" (3.56m)

Dining Room
17'1" (5.21m) Into Bay x 11'4" (3.45m) Max

Kitchen/Breakfast Room
18'0" (5.49m) x 10'0" (3.05m)

Utility Room

Shower Room

Stairs and Landing

