

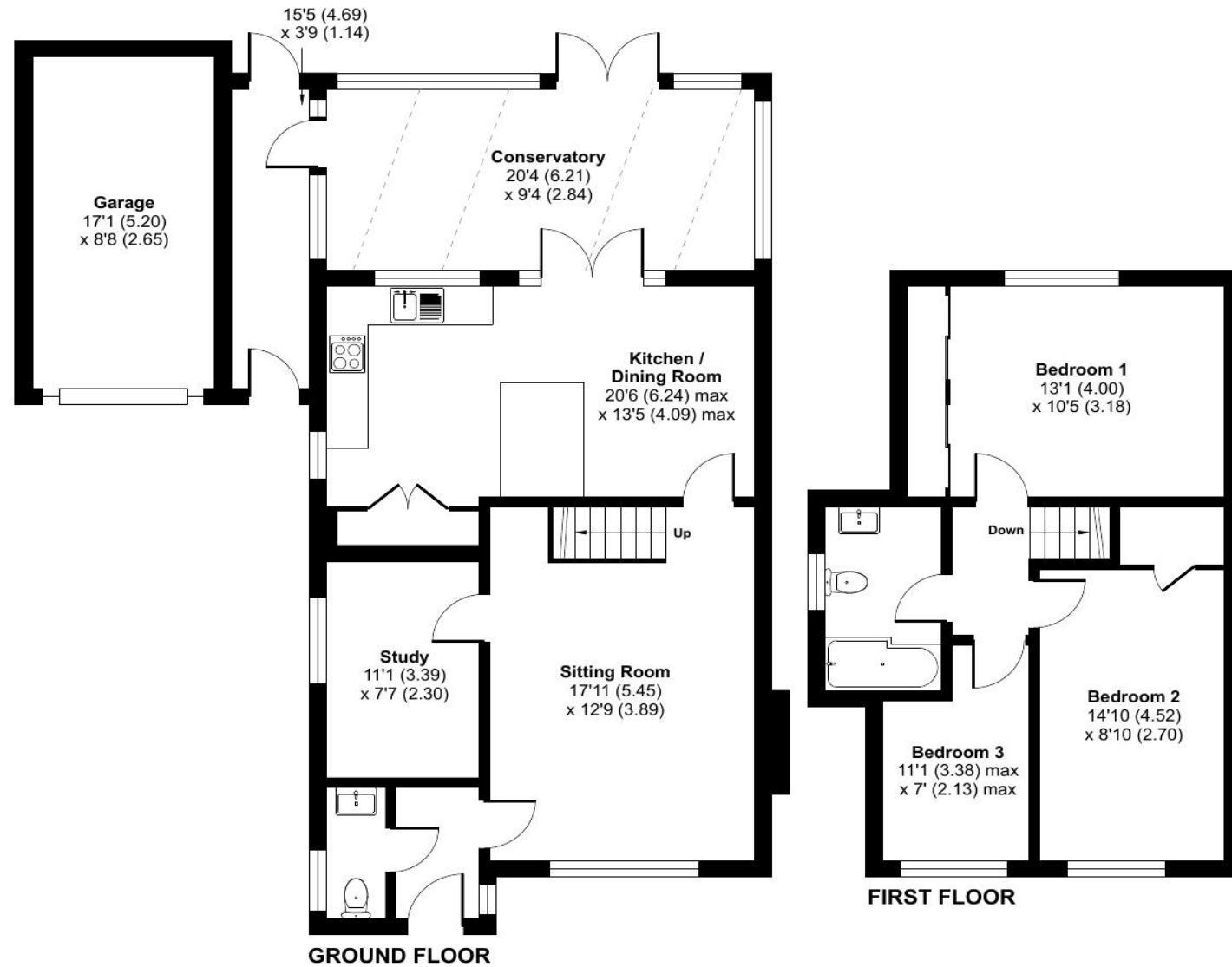
# Priory Road, Watton, Thetford, IP25

Approximate Area = 1398 sq ft / 129.8 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1546 sq ft / 143.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1240218



## Priory Road, Watton, Thetford, IP25 6PQ

Well presented, spacious detached chalet style three bedroom house conveniently situated within easy reach of Watton town centre. The property includes a recently fitted kitchen and bathroom, garage, conservatory, parking for several vehicles, gardens, gas central heating and UPVC double glazing.

**Price £300,000 Freehold**

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Conveniently situated within easy reach of Watton town centre, Longsons are delighted to bring to the market this spacious, well presented, detached chalet style three bedroom house. This fantastic property has much to offer and includes recently fitted kitchen and bathroom, two reception rooms, a multi fuel burning stove, garage, conservatory, gardens, parking for several vehicles, UPVC double glazing and gas central heating.

Briefly, the property offers entrance hall, sitting room, study, kitchen/dining room, conservatory, cloakroom with WC, three bedrooms, bathroom, garage, gardens, parking, 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. 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.

#### **Entrance Hall**

Composite entrance door to front, obscure glass UPVC double glazed window to front and side.

#### **Sitting Room**

**17'11" (5.46m) x 7'7" (2.31m)**  
Feature brickwork fireplace with inset multi-fuel burning stove, UPVC double glazed window to front, stairs to first floor, radiator.

#### **Study**

**11'1" (3.38m) x 7'7" (2.31m)**  
UPVC double glazed window to side, radiator.

#### **Kitchen/Dining Room**

**20'6" (6.25m) x 13'5" (4.09m)**  
Modern fitted kitchen units to walls and floor, work surface over, composite one

and a half bowl sink unit, with mixer tap and drainer, integrated double Neff electric oven and induction hob with extractor hood over, integrated full height fridge, integrated dishwasher, space for further large American style fridge/freezer, tiles to floor, UPVC double glazed French doors opening to conservatory, UPVC double glazed window to side.

#### **Conservatory**

**20'4" (6.2m) x 9'4" (2.84m)**  
Modern UPVC double glazed conservatory, French doors opening to rear garden, entrance door opening to covered side passageway, space and plumbing for washing machine, electric power and lights.

#### **Cloakroom**

Wash basin set within fitted cabinets, WC, obscure glass UPVC double glazed window to rear and side, radiator.

#### **Stairs and Landing**

Loft access.

#### **Bedroom One**

**13'1" (3.99m) x 10'5" (3.18m)**  
Wardrobe area to recess with modern wall mounted gas central heating

boiler, UPVC double glazed window to rear, radiator.

#### **Bedroom Two**

**14'10" (4.52m) x 8'10" (2.69m)**  
Built-in storage cupboard, UPVC double glazed window to front, radiator.

#### **Bedroom Three**

**11'1" (3.38m) x 7'0" (2.13m)**  
UPVC double glazed window to front, radiator.

#### **Bathroom**

Modern bathroom suite comprising bath with rainfall shower head over and separate hand shower attachment, waterfall outlet for the bath, wall mounted water controls and shower screen, wash basin set within fitted cabinets, illuminated Bluetooth mirror, two integrated toothbrush charging units, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to side, extractor fan.

#### **Outside Front**

Front garden laid to lawn, driveway providing ample parking for several vehicles and access to garage, outside tap, external power sockets, outside lights, shrubs and plants to beds and

borders, wooden fence and hedge to perimeter, gated access to rear garden.

#### **Rear Garden**

Enclosed rear garden laid to lawn, shrubs and plants to beds and borders, wooden garden shed, paved patio seating area, outside lights, wooden fence to perimeter, gated access to front.

#### **Agents Note**

EPC rating C71 (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.

- Detached Chalet Style House
- Three Bedrooms and Two Reception Rooms
- Recently Fitted Kitchen and Bathroom
- Energy Efficiency Rating C71
- Conservatory
- Cloakroom with WC
- Garage, Gardens and Parking
- Gas Central Heating and UPVC Double Glazing

