

# Norwich Road, Watton, Thetford, IP25

Approximate Area = 1459 sq ft / 135.5 sq m  
 Garage = 168 sq ft / 15.6 sq m  
 Outbuilding = 791 sq ft / 73.4 sq m  
 Total = 2418 sq ft / 224.6 sq m  
 For identification only - Not to scale



## Norwich Road, Watton, Thetford, IP25 6DA

Spacious, well presented semi-detached house situated close to Watton town centre. This fantastic property, with attached barn offers potential for expansion (subject to planning) garage, gardens, parking for several vehicles, gas central heating, two reception rooms and UPVC double glazing.

**Offers in Excess of £280,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1260832



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Conveniently situated within easy reach of Watton town centre and local amenities, Longsons are delighted to bring to the markets this spacious, well presented three bedroom semi-detached house. This fantastic property has much to offer and includes further opportunity for expansion with the potential for converting an attached rear barn (subject to the granting of relevant permissions) parking for numerous vehicles, garage, gardens, two reception rooms, three double bedrooms, bathroom and shower room, utility room, gas central heating, UPVC double glazing.

Briefly, the property offers entrance hall, lounge, dining room, kitchen/breakfast room, utility room, conservatory, ground floor bathroom, three double bedrooms, shower room, attached barn, garage, gardens, parking for numerous vehicles, 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**

UPVC double glazed entrance door to front, stairs to first floor, under stairs storage cupboard, tiles to floor, radiator.

**Lounge**

**14'10" (4.52m) x 14'0" (4.27m)**

**Into Bay**

Feature fireplace, UPVC double glazed walk-in bay window to front, radiator.

**Dining Room**

**12'1" (3.68m) x 11'10" (3.61m)**

Built-in storage cupboard, feature fireplace, radiator.

**Kitchen/Breakfast Room**

**12'0" (3.66m) x 11'11" (3.63m)**

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated dishwasher, integrated fridge/freezer space for electric/gas cooker with extractor hood over, space and plumbing for washing machine, tiled splashback, UPVC double glazed window to side, UPVC double glazed entrance door to conservatory.

**Conservatory**

**9'4" (2.84m) Max x 6'4" (1.93m)**

**Max**

Modern UPVC double glazed conservatory, entrance door opening to rear, electrical sockets.

**Utility Room**

**11'10" (3.61m) x 5'6" (1.68m)**

Fitted kitchen units to floor, work surface over, stainless steel sink unit, space under counter for fridge/freezer and tumble dryer, tiled splashback, UPVC double glazed window to side, radiator.

**Ground Floor Bathroom**

Suite comprising bath with mixer tap and separate hand shower attachment,

wash basin, WC, tiled splashback, extractor fan, obscure glass UPVC double glazed window to side, radiator.

**Stairs and Landing**

Built-in storage cupboards, loft access.

**Bedroom One**

**12'9" (3.89m) x 11'10" (3.61m)**

UPVC double glazed window to front, radiator.

**Bedroom Two**

**12'6" (3.81m) x 12'1" (3.68m)**

UPVC double glazed window to rear, radiator.

**Bedroom Three**

**12'1" (3.68m) x 12'0" (3.66m)**

UPVC double glazed window to side, radiator.

**Shower Room**

Shower Cubicle, wash basin set within fitted cabinets, WC, tiled splashback, obscure glass UPVC double glazed window to front, radiator.

**Outside Front**

Laid to concrete providing off-road parking, driveway to side providing further parking and access to rear garden, wall to perimeter.

**Barn**

**32'0" (9.75m) x 12'8" (3.86m)**

Currently used for storage, offering potential for two storey conversion, (subject to granting of relevant permissions).

**Rear Garden**

Rear garden laid to lawn, shrubs and plants to raised beds, wooden garden shed, outside lights, further parking, wooden fence to perimeter.

**Garage**

Concrete panel construction garage, main up and over door to front.

**Agent's Notes**

EPC rating D63 (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.

- Spacious, Semi-Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D63
- Conservatory
- Attached Barn with Potential for Conversion (subject to planning)
- Gas Central Heating
- UPVC Double Glazing
- Bathroom & Shower Room
- Utility Room



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