

Norwich Road, Watton, Thetford, IP25

Approximate Area = 1891 sq ft / 175.6 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). © n1che.com 2025. Produced for Longsons. REF: 1303975



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Norwich Road, Watton, Thetford, IP25 6DA

Chain Free!

Semi-detached house with flexible accommodation conveniently situated close to Watton town centre and all it's amenities. The property offers potential for annexe, gardens, parking for several vehicles, workshop, studio, gas central heating and UPVC double glazing.

Price £260,000 Freehold

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LONGSONS

Offered Chain Free.
Conveniently situated within easy reach of Watton town centre and local amenities, Longsons are delighted to bring to the markets this unique, four/five bedroom semi-detached house. This property has loads of scope including annexe potential, parking for numerous vehicles, garden, three double bedrooms, studio, workshop, utility room, gas central heating and UPVC double glazing. Viewing Highly Recommended!

Briefly the property offers entrance hall dining room, sitting room, kitchen/breakfast room, utility, inner hall, two cloakrooms, five bedrooms, bathroom, ample parking, garden, workshop, wooded storage, 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

Glazed wooden door to front with decorative arched glazed window above, radiator stairs to first floor, under stairs cupboard.

Kitchen/Breakfast Room

Range of kitchen cupboards, work surface over, tiled splashback, gas hob with extractor hood over, stainless steel sink unit with mixer tap and drainer, space and plumbing for dishwasher, space for fridge and freezer, three UPVC double glazed windows to side.

Utility Room

Storage cupboard, space and plumbing for washing machine, wooden glazed door leading to rear garden, radiator.

Cloakroom

WC, corner wash basin, UPVC obscured glass double glazed window to side.

Inner Hall

Space for tumble dryer, UPVC double glaze window to side, second set of stairs to first floor.

Dining Room

UPVC double glazed window to rear, radiator, decorative fireplace (not in use) wooden glazed double doors leading to living room.

Main stairs and Landing

Loft access, built-in cupboard.

Sitting Room

UPVC double glazed bay window to front, decorative fireplace with insect electric fire, radiator.

Bedroom One

12'10" (3.91m) x 11'10" (3.61m)
UPVC double glaze window to front, radiator, alcove storage.

Bedroom Two

12'9" (3.89m) x 11'11" (3.63m)
UPVC double glazed window to rear, radiator.

Bedroom Five

8'8" (2.64m) x 6'0" (1.83m)
UPVC double glazed window to front, radiator.

Bathroom

Large built-in cupboards one housing hot water cylinder, bath with mixer tap with shower attachment, shower cubicle with electric shower (not working), hand wash basin, WC, UPVC obscure glass double glazed window to side, radiator.

Second Stairs and Landing

Loft access.

Studio/Bedroom Four

16'5" (5m) Max x 12'3" (3.73m)
Max

Radiator, stainless steel sink with hot and cold water taps, two UPVC double glazed windows to side.

Cloakroom

Obscure glass double glazed UPVC window to side, hand wash basin fitted within cabinet, WC.

Bedroom Three/Office

12'5" (3.78m) x 8'10" (2.69m)
UPVC double glazed window to side, radiator.

Outside Front

Tiled pathway to front door and ornate wooded open porch, plants and shrubs to borders, brick weave driveway allowing parking for several vehicles, gated access to rear garden.

Rear Garden.

Paved patio area to side, area to rear laid to lawn, wooden fence to perimeter, plants, shrubs and trees to borders, workshop, wooden store, freshwater butts, gated access to front.

Agent's Notes

EPC rating D61 (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.

- Five Bedroom Semi-Detached House
- Flexible Accommodation
- Two Reception Rooms
- Energy Efficiency Rating D61
- Annexe Potential
- Gardens and Ample Parking
- UPVC Double Glazing and Gas Central Heating
- Offered Chain Free!

