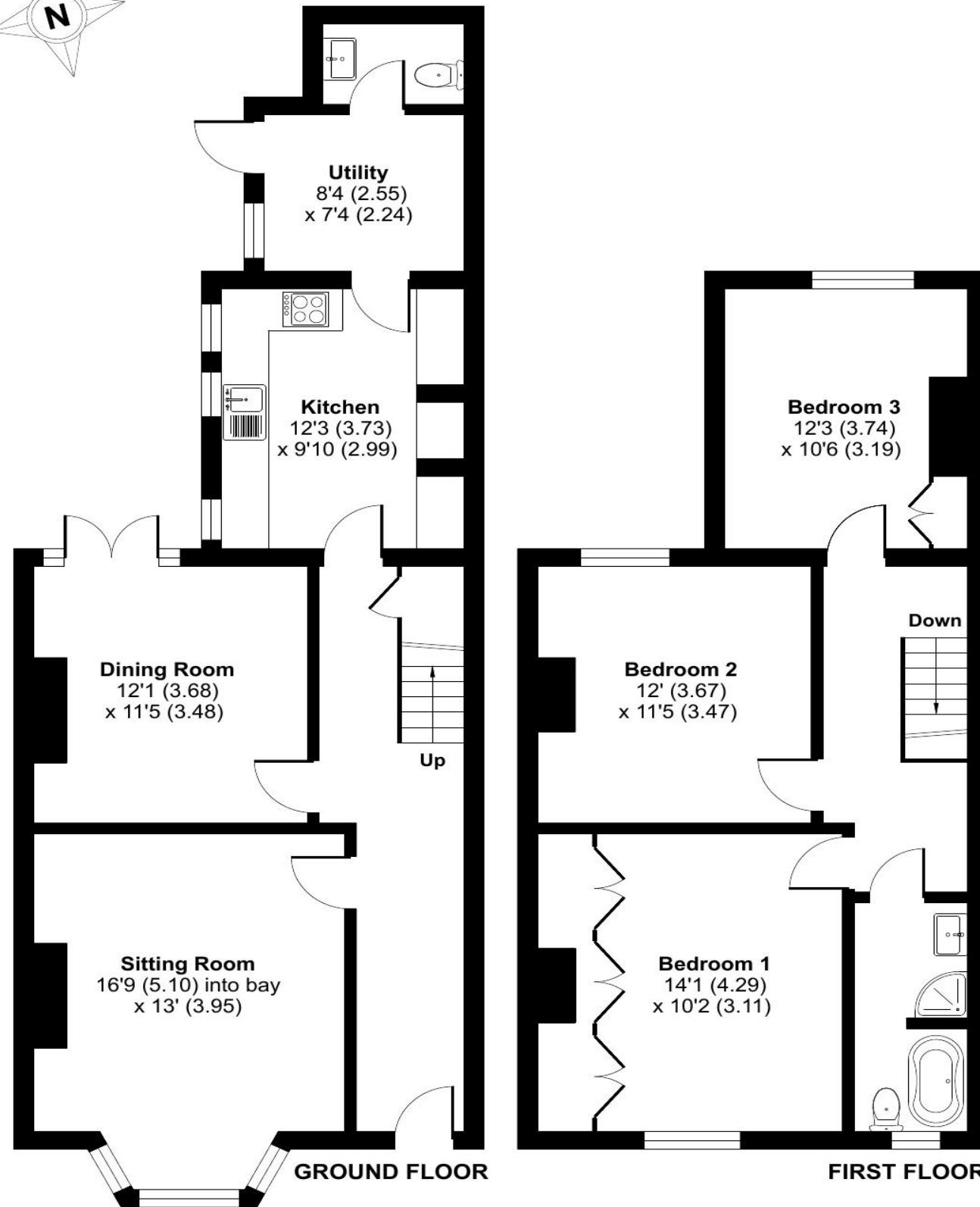


Norwich Road, Watton, Thetford, IP25

Approximate Area = 1328 sq ft / 123.3 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: 1329964



Norwich Road, Watton, Thetford, IP25 6DA

Spacious, well presented three bedroom end-terrace house conveniently situated close to Watton town centre. This fantastic property offers modern kitchen, utility, two reception rooms, established gardens, gas central heating, and UPVC double glazing.

Viewing highly recommended!

Price £260,000 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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Situated centrally in the popular market town of Watton near local amenities, Longsons are delighted to bring to the market this well presented three bedroom end-terrace house. This spacious property has flexible accommodation and has much to offer including, kitchen, utility, first floor cloakroom, two reception rooms, garage, gardens, three double bedrooms, gas central heating and UPVC double glazing.

Briefly the property offers entrance hall, sitting room, dining room, kitchen, utility, cloakroom, three double bedrooms, bathroom, gardens, 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 door to front, stairs to first floor.

Sitting Room
16'9" (5.11m) x 13'0" (3.96m)
Walk through UPVC double glazed bay window to front, feature fireplace with faux electric wood burning fire, radiator.

Dining Room
12'1" (3.68m) x 11'5" (3.48m)
Currently being used as a bedroom, UPVC double glazed French doors opening to rear garden, radiator.

Kitchen
12'3" (3.73m) x 9'10" (3m)
A variety of modern kitchen units to walls and floor, work surface over, composite sink unit with mixer tap and drainer, Range style gas/electric cooker with extractor hood over, decorative basket shelves with wine wrack either side, space and plumbing for washing machine, three UPVC double glazed windows to side, ceramic tiles to floor.

Utility/Boot Room
8'4" (2.54m) x 7'4" (2.24m)
Versatile room for various uses housing the gas central heating boiler, UPVC double glazed window to side, UPVC double glazed door leading to rear garden.

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

Stairs and Landing

Bedroom One
14'1" (4.29m) x 10'2" (3.1m)
Wall to wall fitted wardrobes, UPVC double glazed window to front, radiator.

Bedroom Two
12'0" (3.66m) x 11'5" (3.48m)
UPVC double glazed window to rear, radiator.

Bedroom Three
12'3" (3.73m) x 10'6" (3.2m)
Fitted cupboard, UPVC double glazed window to rear, radiator.

Bathroom
Freestanding roll top bath with mixer tap and shower attachment, WC, shower cubicle, hand wash basin, towel radiator, fully tiled walls, tiles to floor, obscure glass UPVC double glazed window to front.

Outside Front
Mainly laid to shingle with path leading to front door, hedge and wooden fence to perimeter, decorative brick and iron wall to front, pathway to side leading to rear garden via a gate.

Rear Garden
Fully enclosed rear garden with courtyard area leading to paved patio area, gravel to borders, area laid to lawn, raised vegetable patch, garden shed with electric power and lighting, pathway leading to additional paved seating area, plants and shrubs to beds and borders, wooden fence to perimeter, gated access to front.

Agent's Note
EPC rating D (Full copy available on request)
Council tax band D (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 Bedroom End-terrace House
- Two Reception Rooms
- Kitchen, Utility and Cloakroom
- Energy Efficiency Rating D64
- Established Well Presented Gardens
- Gas Central Heating and UPVC Double Glazing

