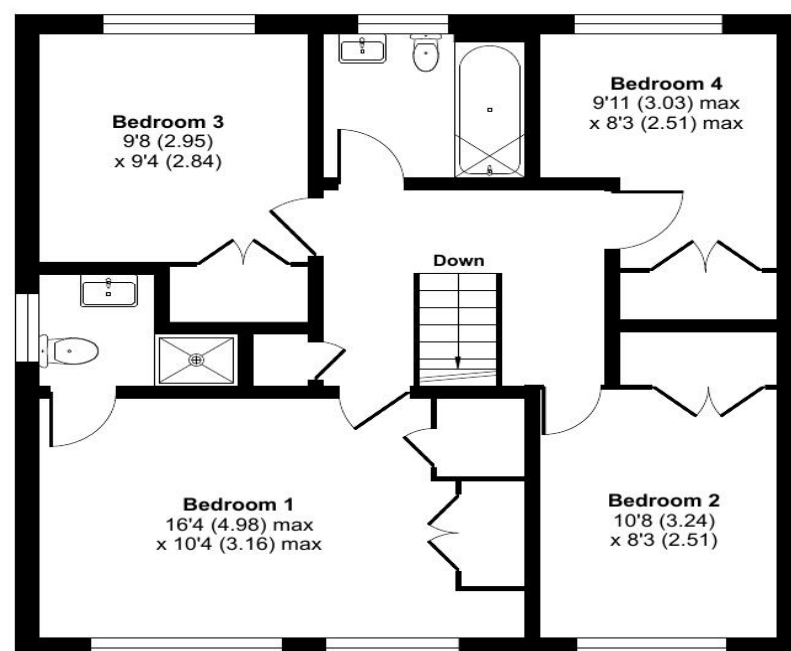




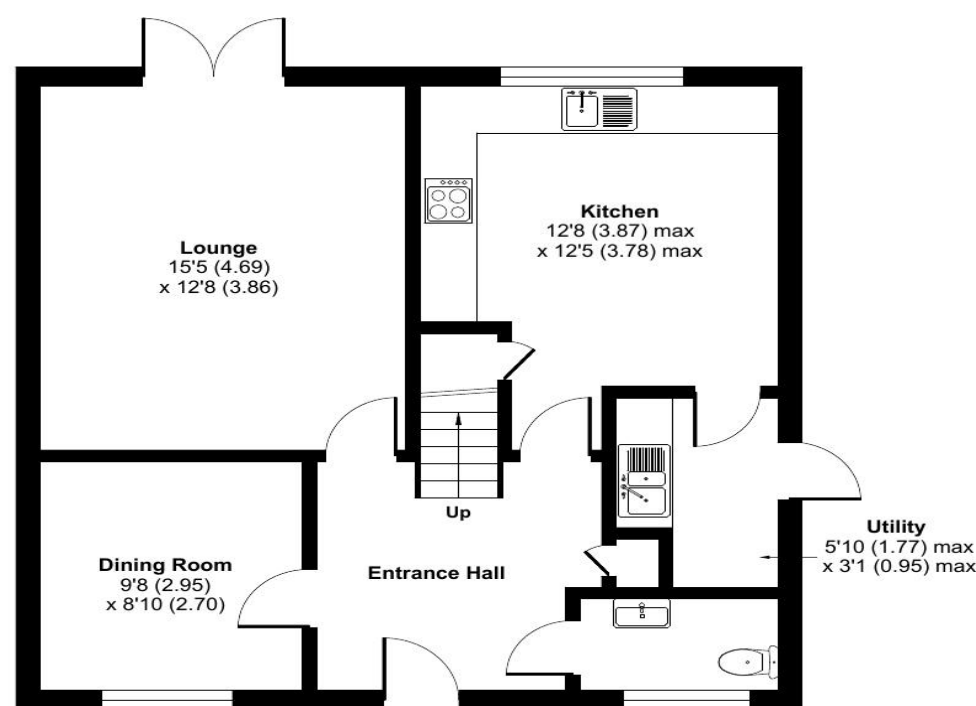
## Byfords Way, Watton, Thetford, IP25

Approximate Area = 1322 sq ft / 122.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1314529



## Byfords Way, Watton, Thetford, IP25 6TB

Very well presented, modern four bedroom detached house situated on the edge of Watton. This superb property has much to offer and includes en suite shower room to master bedroom, modern kitchen & utility room with integrated appliances, enclosed rear garden, garage, parking and gas central heating.

**Offers in Excess of £360,000 Freehold**

18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [Watton@longsons.co.uk](mailto:Watton@longsons.co.uk)  
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**Bedroom Four**  
**9'11" (3.02m) Max x 8'3" (2.51m)**  
**Max**

Built in wardrobe, double glazed window to rear aspect, radiator.

**Bathroom**

Bathroom suite comprising; bath with hand shower attachment, wash basin, WC, tiled splashback, tiles to floor, radiator, obscure glass double glazed window to rear aspect, extractor fan.

**Outside Front**

Well maintained front garden, shrubs and plants to beds, paved pathway to front door, gravelled driveway providing off road parking and access to garage, outside light, gated access to rear.

**Garage**

Main up and over door to front, personnel door to side, electric, power and lighting.

**Rear Garden**

Enclosed, good sized well maintained rear garden laid to lawn, shrubs, plants and ornamental trees to borders &

raised beds, paved patio seating area, outside light, gated access to front.

**Agents Note**

EPC rating B84 (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.

- Spacious, Detached House
- Four Good Sized Bedrooms
- Modern Kitchen & Utility Room
- Energy Efficiency Rating B84
- Two Reception Rooms
- Garage, Gardens & Parking
- Gas Central Heating
- Popular Location
- Vendor Has Found!

Situated on the edge of the Norfolk market town of Watton, Longsons are delighted to bring to the market this very well presented, modern, detached four bedroom family house. This fantastic property offers en suite shower room to master bedroom, downstairs cloakroom with WC, two reception rooms, modern kitchen & utility room with integrated appliances, remainder of the NHBC warranty, enclosed good sized rear garden, garage, parking and gas central heating.

**Entrance Hall**

Composite entrance door to front, stairs to first floor, built in cupboard, radiator, Karndean parquet to floor.

**Lounge**

**15'5" (4.7m) x 12'8" (3.86m)**

Double glazed French doors opening to rear garden, double glazed window to side aspect, gas fire place, radiator.

**Dining Room/ Study**

**9'8" (2.95m) x 8'10" (2.69m)**

Double glazed sliding sash window to front aspect, radiator.

**Kitchen/Breakfast Room**  
**12'8" (3.86m) x 12'5" (3.78m)**  
**Max**

Modern fitted kitchen units to wall and floor, quartz worksurface over, stainless steel sink unit with mixer tap, integrated electric double oven with integrated gas hob and extractor hood over, integrated dishwasher, integrated fridge, built in cupboard, tiled splashback, double glazed window to rear, radiator, Karndean parquet to floor.

**Utility Room**  
**5'10" (1.78m) Max x 3'1" (0.94m)**  
**Max**

Modern fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with tap and drainer, integrated washing machine, space for under counter fridge/freezer, wall mounted gas central heating boiler, composite entrance door to side, radiator, extractor fan, Karndean parquet to floor.

**Cloakroom**

Wash basin, WC, tiled splashback, radiator, double glazed sliding sash window to front aspect, extractor fan.

**Stairs & Landing**

Built in cupboard.

**Bedroom One**  
**16'4" (4.98m) Max x 10'4" (3.15m)**  
**Max**

Built in wardrobes, built in over stairs cupboard, two double glazed sliding sash windows to front aspect, radiator, door to en suite shower room.

**En Suite Shower Room**

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

**Bedroom Two**  
**10'8" (3.25m) x 8'3" (2.51m)**  
**Max**

Built in wardrobes, double glazed sliding sash windows to front aspect, radiator.

**Bedroom Three**  
**9'8" (2.95m) x 9'4" (2.84m)**  
**Max**

Built in wardrobe, double glazed window to rear aspect, radiator.

