

## Byfords Way, Watton, Thetford, IP25

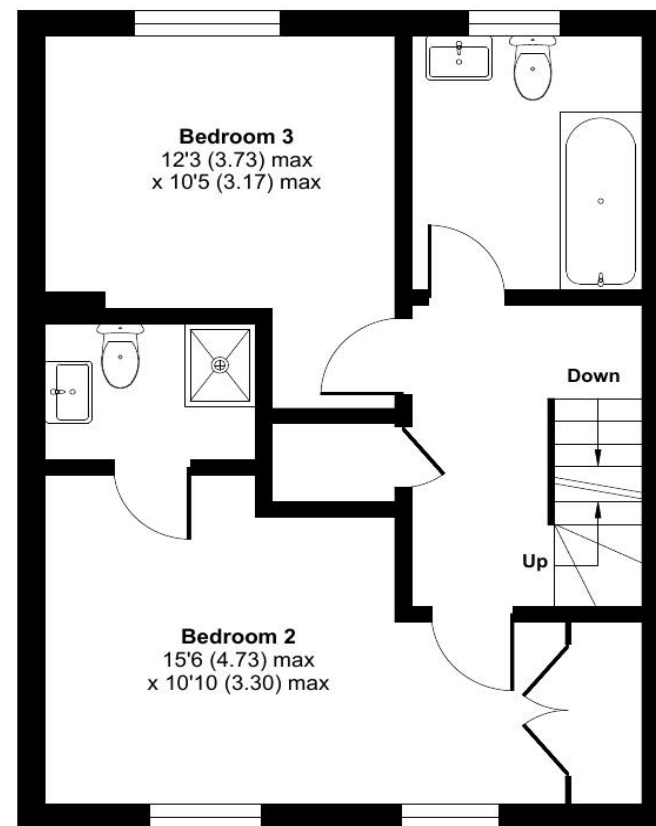
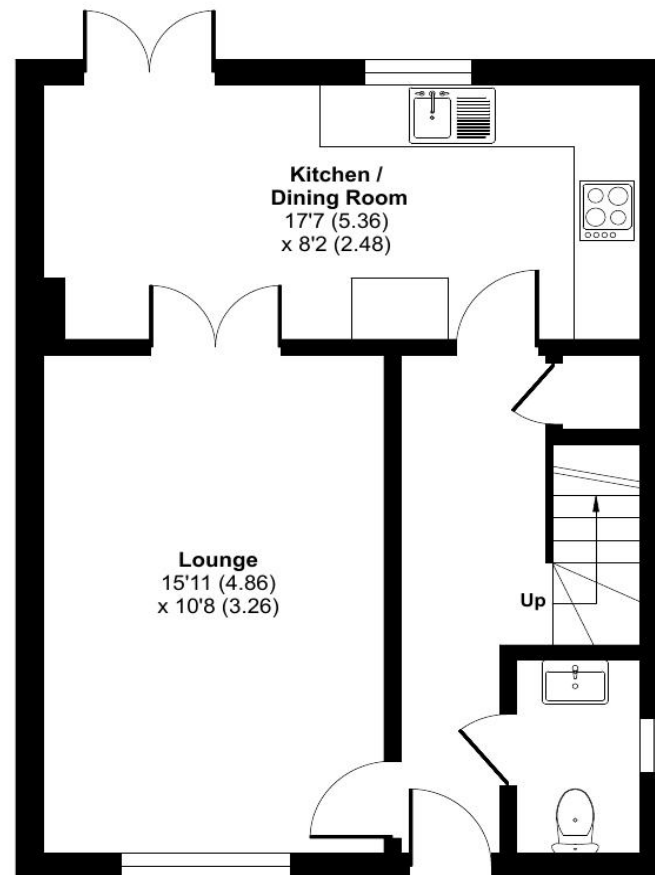
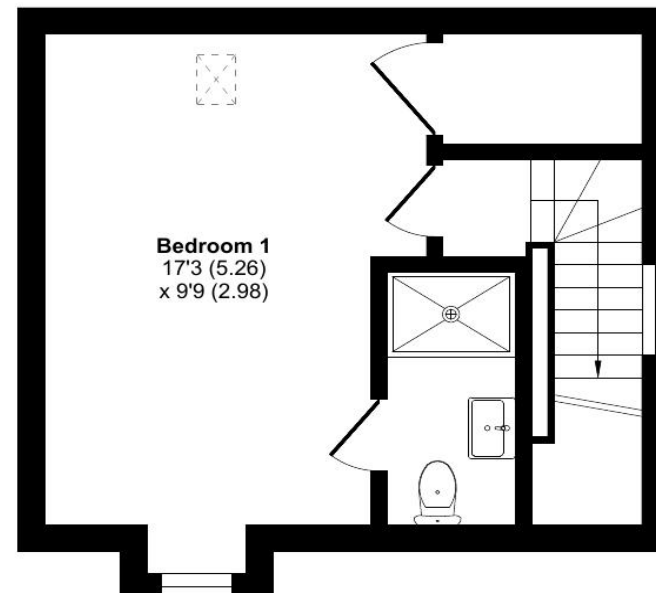
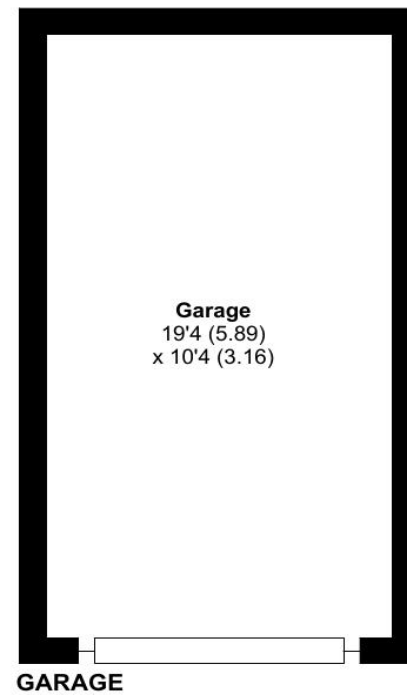
Approximate Area = 1166 sq ft / 108.3 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1366 sq ft / 126.8 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Longsons. REF: 1387307



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

Semi-detached town house overlooking green space and meadow with three double bedrooms in the market town of Watton. Located at the end of a quiet street, this stunning property offers kitchen/dining room, two en-suites, off-road parking, garage, remaining NHBC warranty, GCH and UPVC double glazing.

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

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Situated overlooking green space and meadow at the end of a quiet street in the market town of Watton, Longsons are delighted to bring to the market this three bedroom town house. This spacious property offers modern open plan kitchen/dining room, three double bedrooms, two with en-suite shower room, sizable garden, garage, off-road parking, gas central heating, UPVC double glazing and remaining NHBC warranty.

Viewing highly recommended!

Briefly the property offers entrance hall, cloakroom, lounge, kitchen/dining room, three double bedrooms, two with en-suite shower room, family bathroom, garage, garden, off-road parking, gas central heating, UPVC double glazing and remaining NHBC warranty.

**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 composite door to front, radiator, under stairs storage cupboard, stairs to first floor.

#### Lounge

**15'11" (4.85m) x 10'8" (3.25m)**

Double doors opening to kitchen/dining room, radiator, UPVC double glazed window with wooden shutters to front.

#### Kitchen/Dining Room

**17'7" (5.36m) x 8'2" (2.49m)**

Range of modern fitted units to walls and floor, work surface over, tiled splashbacks, built-in double electric oven with gas hob and extractor hood

over, integrated dishwasher, washing machine and fridge/freezer, wall mounted gas boiler with fitted within kitchen cabinet, UPVC double glazed French doors opening to rear garden, UPVC double glazed window with wooden shutters to rear, radiator.

#### Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window with wooden shutters to side, radiator.

#### Stairs and Landing

Cupboard housing hot water cylinder, UPVC double glazed window with wooden shutters to side, radiator.

#### Bedroom Two

**15'6" (4.72m) Max x 10'10" (3.3m) Max**

Built-in wardrobe, two UPVC double glazed windows with wooden shutters to front, radiator, door to en-suite.

#### En-Suite Shower Room

Shower cubicle, hand wash basin, WC, extractor fan, radiator.

#### Bedroom Three

**12'3" (3.73m) Max x 10'5" (3.18m) Max**

UPVC double glazed window with wooden shutters to rear, radiator.

#### Family Bathroom

Panelled bath, hand wash basin, WC, partly tiled walls, obscured glass UPVC double glazed window with wooden shutters to rear, radiator.

#### Stairs and Landing

UPVC double glazed window with wooden shutters to side.

#### Bedroom One

**17'3" (5.26m) x 9'9" (2.97m)**

Two built-in cupboards, Velux window to rear, UPVC double glazed window with wooden shutters to front, extractor fan, radiator, door to en-suite shower room.

#### En-Suite Shower Room

Shower cubicle, hand wash basin, WC, extractor fan, radiator.

#### Outside Front

Over looking a green with hedge to perimeter, gated access to rear garden.

#### Rear Garden

Paved patio seating area, path to rear gate allowing access to garage, large area laid to lawn with established tree, wooden garden shed, decorative shingle and hedge to borders, hedge and fence to perimeter, outside tap, outside lights, gated access to front.

#### Garage

**19'4" (5.89m) x 10'4" (3.15m)**

Gravelled driveway leading to single garage with up and over door to front.

#### Agent's Note

EPC rating B85 (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.

- Semi-Detached Town House Overlooking Green Space
- Three Double Bedrooms
- Cloakroom, Family Bathroom and Two En-Suites
- Energy Efficiency Rating B85
- Garage, Garden and Off-Road Parking
- Gas Central Heating and UPVC Double Glazing
- NHBC Warranty Remaining
- Vendors Have Found!

