



## Heys Yard, Watton, Thetford, IP25 6XY

Extremely well presented, spacious 4 bedroom detached house with double garage, situated in the Norfolk market town of Watton. This superb property boasts 2 reception rooms, utility room, en-suite shower room, parking, well maintained gardens, workshop/shed, triple glazing and gas central heating.

**Price £385,000 Freehold**

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floor, extractor fan, obscure glass UPVC triple glazed window to side.

**Bedroom 2**  
**13'4" (4.06m) x 9'6" (2.9m)**  
Built in wardrobe, UPVC triple glazed window to front, radiator.

**Bedroom 3**  
**14'1" (4.29m) Max x 9'8" (2.95m) Max**  
Built in wardrobe, UPVC triple glazed window to rear, radiator.

**Bedroom 4**  
**11'1" (3.38m) x 8'1" (2.46m)**  
UPVC triple glazed window to front, radiator.

**Family Bathroom**  
Four piece bathroom suite comprising of bath with mixer tap and hand shower attachment, shower cubicle, wash basin, WC, towel radiator, tiled splashback, tiles to floor, extractor fan, obscure glass UPVC triple glazed window to side

**Double Garage**  
Wooden double garage/timber frame, 2 sets of wooden double main doors opening to front, electric, lights and power

**Front Garden**  
Front area laid to low maintenance shingle providing off road parking, shrubs to borders, gated access to rear garden.

**Rear Garden**  
Well maintained enclosed rear garden laid to lawn, paved patio seating area, area to rear laid to shingle, two established ornamental trees, wooden garden shed/workshop with pitched tiled roof, electric power and lights, wooden fence to perimeter, gated access to front

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.

- Detached Family Home
- Lounge with Log Burner
- Kitchen/Dining Area + Utility Room
- Master Bedroom with En-suite Shower Room
- Well Maintained Gardens
- Double Garage + Driveway
- Very Well Presented
- Workshop/Shed

Viewing highly recommended!

WATTON  
Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.  
The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. 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. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. 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.

**Entrance Porch**  
Composite entrance door to front, tiles

to floor, radiator

**Lounge**  
**24'1" (7.34m) Max x 16'2" (4.93m) Max**  
Feature fireplace with brick surround, wooden mantle and inset log burning stove, UPVC triple glazed French doors opening to rear garden, UPVC triple glazed windows to front & side, two radiators.

**Kitchen / Dining Room**  
**24'1" (7.34m) Max x 19'0" (5.79m) Max**  
Fitted kitchen units to wall and floor, worksurface over, one and a half bowl ceramic sink unit with mixer tap and drainer, integral electric double oven, integral gas hob with extractor hood over, integral dishwasher, integral fridge/freezer, tiled splashback built in storage cupboard, under stairs storage cupboard, tiles to floor, stairs to first floor, UPVC triple glazed windows to front & rear, two radiators

**Utility Room**  
**8'9" (2.67m) x 5'1" (1.55m)**  
Fitted kitchen units to wall and floor,

worksurface over, stainless steel unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, composite triple glazed door opening to rear garden, triple glazed window to side, tiles to floor, radiator

**Cloakroom**  
Wash basin, WC, tiled splashback, tiles to floor, extractor fan, obscure glass triple glazed window to side, radiator.

**Stairs and Landing**  
Built in cupboard housing hot water cylinder, UPVC triple glazed window to front, radiator

**Master Bedroom**  
**14'2" (4.32m) x 13'4" (4.06m) Including Wardrobes**  
Built in wardrobes, UPVC triple glazed window to side, radiator, door to en-suite shower room.

**En-Suite Shower Room**  
Shower cubicle, wash basin, WC, towel radiator, tiled splashback, tiles to

