

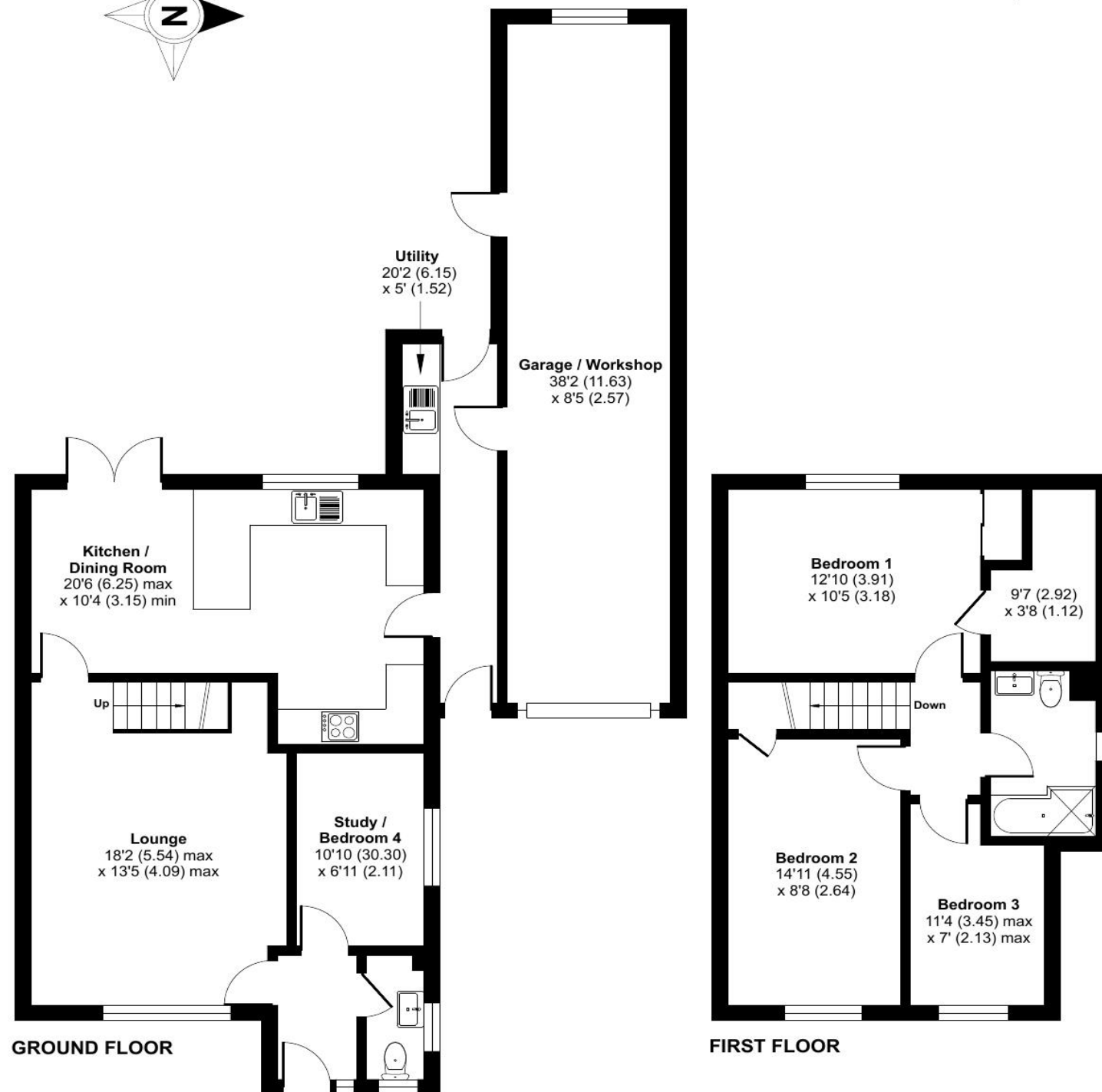
# Priory Road, Watton, Thetford, IP25

Approximate Area = 1244 sq ft / 115.5 sq m

Garage = 324 sq ft / 30.1 sq m

Total = 1568 sq ft / 145.6 sq m

For identification only - Not to scale



## Priory Road, Watton, Thetford, IP25 6PQ

Superb, extremely well presented, detached four bedroom chalet style house situated on a popular development in Watton. This fantastic property has been fully updated throughout and offers kitchen/dining room, double tandem style garage, ample off road parking, utility area and gardens.

**Offers in Excess of £325,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Longsons. REF: 1201654



18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>

18 High Street Watton Thetford Norfolk IP25 6AE  
Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
<https://www.longsons.co.uk>





Situated on a popular development in Watton, Longsons are delighted to bring to the market, this superb, extremely well presented, detached four bedroom chalet style house. This fantastic property has been fully updated and modernised throughout and offers kitchen/dining room, double tandem style garage, ample off road parking, cloakroom with WC, utility area, very well maintained gardens, gas central heating and UPVC double glazing.

Viewing Highly Recommended

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility area, bedroom four/study to ground floor, cloakroom with WC, three further bedrooms to first floor, bathroom, double tandem style garage, gardens, parking, gas central heating and UPVC double glazing.

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 Hall

Composite entrance door to front.

#### Lounge

**18'2" (5.54m) x 13'5" (4.09m)**

UPVC double glazed window to front, stairs to first floor, radiator.

#### Kitchen/Dining Room

**20'6" (6.25m) x 10'4" (3.15m)**

Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer

tap and drainer, integrated dishwasher, integrated electric oven with gas hob and extractor hood over, space for tall upright fridge/freezer, UPVC double glazed French doors opening to rear, tiles to floor.

#### Utility Room

**20'2" (6.15m) Max x 5'0" (1.52m)**

Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, composite entrance door to front, UPVC double glazed entrance door to rear, entrance door to garage, tiles to floor, radiator.

#### Bedroom Four/Study (Ground Floor)

**10'10" (3.3m) x 6'11" (2.11m)**

UPVC double glazed window to side, radiator.

#### Cloakroom

Hand wash basin set within fitted cabinet, WC, tiled splashback, obscure glass UPVC double glazed windows to front and side, tiles to floor, radiator.

#### Stairs and Landing

Loft access with ladder.

#### Bedroom One

**12'10" (3.91m) x 10'5" (3.18m)**

Fitted wardrobes with sliding mirror doors, walk in storage cupboard, UPVC double glazed window to rear, radiator.

#### Bedroom Two

**14'11" (4.55m) x 8'8" (2.64m)**

Built-in storage cupboard with small radiator, UPVC double glazed window to front, radiator.

#### Bedroom Three

**11'4" (3.45m) Max x 7'0" (2.13m)**

#### Max

UPVC double glazed window to front, radiator.

#### Bathroom

Modern bathroom suite comprising P shaped bath with rainfall shower head over, separate hand shower attachment, shower screen, wash basin, WC, vertical radiator, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to side.

#### Garage

**38'2" (11.63m) x 8'5" (2.57m)**

Tandem style double garage, remote control motorised main door to front, entrance door opening to utility area, entrance door opening to rear garden,

UPVC double glazed window to rear, electric lights and power.

#### Outside Front

Very well maintained front garden laid to lawn, driveway providing ample off road parking laid to a combination of block paving and shingle, outside lights, gated access to rear.

#### Rear Garden

Very well maintained, enclosed rear garden laid to lawn, paved patio seating area, further seating area to rear laid to shingle with pergola over, outside lighting, outside tap, shrubs, plants and ornamental trees to borders, gated access to front.

#### Agents Note

EPC rating D66 (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.

- Detached Chalet Style House
- Four Bedrooms
- Fully Updated & Modernised Throughout
- Energy Efficiency Rating D66
- Kitchen/Dining room and Utility Area
- Very Well Presented Gardens
- Double Tandem Style Garage
- UPVC Double Glazing and Gas Central Heating

