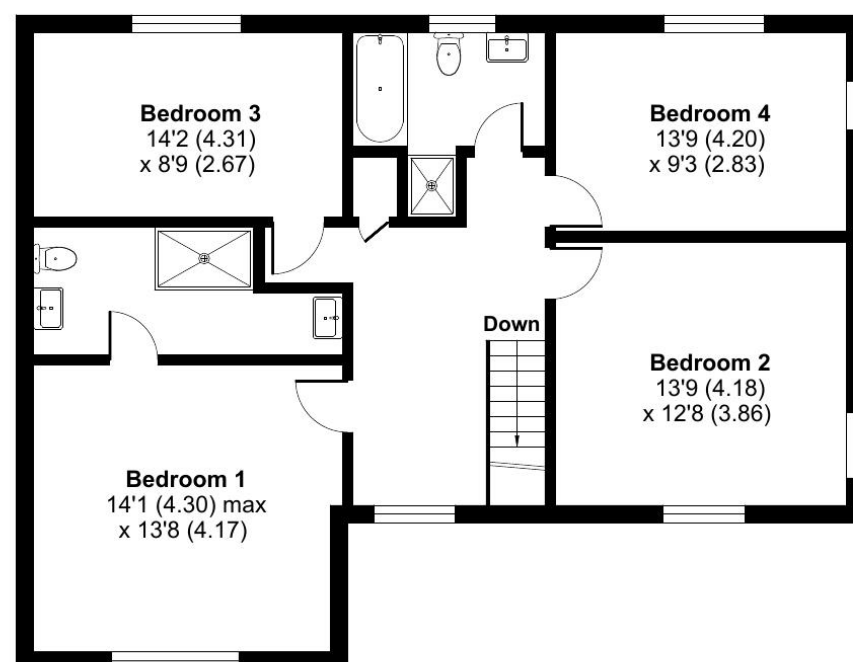




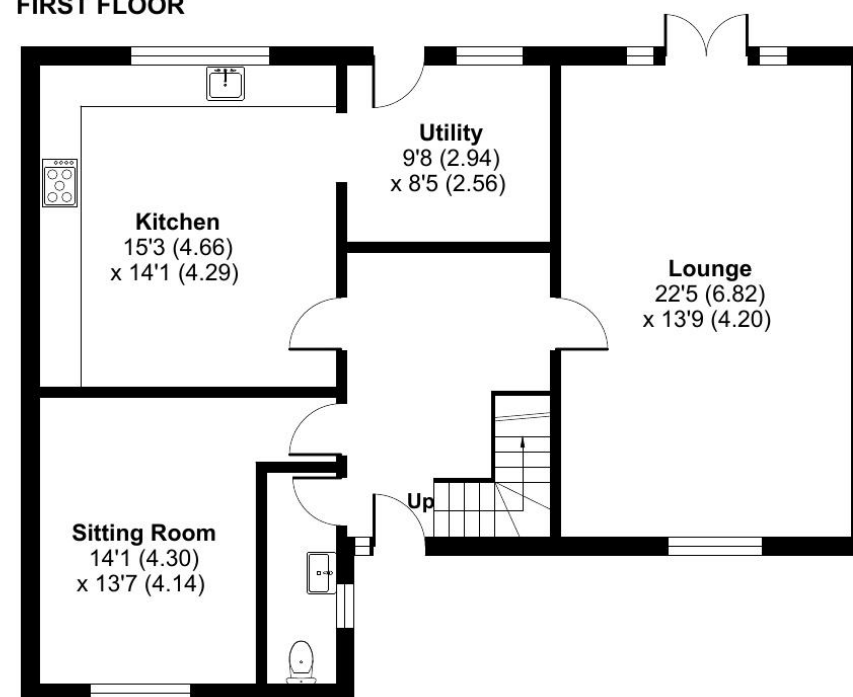
## Cochrane Close, Watton, Thetford, IP25

Approximate Area = 1920 sq ft / 178.3 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). © nichecom 2025. Produced for Longsons. REF: 1339631



### Cochrane Close, Watton, Thetford, IP25 6JH

Extremely well presented, fully updated, spacious detached four bedroom house, nicely tucked away at the end of a cul-de-sac in Watton. This fantastic property has much to offer and includes two reception rooms, utility room, cloakroom, en-suite, ample parking, gardens, GCH & UPVC double glazing.

**Offers in the Region of £425,000 Freehold**

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<https://www.longsons.co.uk>







Tucked away at the end of a cul-de-sac in the popular market town of Watton, Longsons are delighted to bring to the market this extremely well presented, fully modernised and updated throughout, spacious detached four bedroom house. This absolutely superb property has much to offer and includes kitchen/dining room, utility room, two reception rooms, cloakroom with WC, en-suite shower room, parking for numerous vehicles, gardens, gas central heating and UPVC double glazing.

Viewing highly recommended to fully appreciate what is on offer!

Briefly, the property offers entrance hall, lounge, sitting room, kitchen/dining room, utility room, cloakroom with WC, four bedrooms, en-suite shower room to bedroom one, bathroom, gardens, parking, 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**

Composite entrance door to front, stairs to first floor, tiles to floor, radiator.

**Lounge**

**22'5" (6.83m) x 13'9" (4.19m)**

UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to front, two radiators.

**Sitting Room**

**14'1" (4.29m) x 13'7" (4.14m)**

UPVC double glazed bow window to front, radiator.

**Kitchen/Dining Room**

**15'3" (4.65m) x 14'1" (4.29m)**

Modern fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, space for large Range style oven & hob with extractor hood over, space for large American style fridge/freezer, built-in storage cupboard, tiles to floor, UPVC double glazed entrance door to side, UPVC double glazed window to front, tiled splashback, opening through to utility room.

**Utility Room**

**9'8" (2.95m) x 8'5" (2.57m)**

Modern fitted kitchen units to floor, work surface over, space and plumbing for washing machine and dishwasher, space for tumble dryer, tiled splashback, tiles to floor, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear.

**Cloakroom**

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

**Stairs and Landing**

Spacious galleried landing currently set up as study area, built-in storage cupboard, UPVC double glazed window to front.

**Bedroom One**

**14'1" (4.29m) Max x 13'8" (4.17m)**

UPVC double glazed window to front, radiator, door to en-suite shower room.

**En-suite Shower Room**

Large walk-in double shower cubicle, wash basin set within fitted cabinet, bidet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to front, extractor fan.

**Bedroom Two**

**13'9" (4.19m) x 12'8" (3.86m)**

UPVC double glazed windows to front and side, radiator.

**Bedroom Three**

**14'2" (4.32m) x 8'9" (2.67m)**

UPVC double glazed window to rear and side, radiator.

**Bedroom Four**

**13'9" (4.19m) x 9'3" (2.82m)**

UPVC double glazed window to rear, radiator.







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.

- Extremely Well Presented Four Bedroom Detached House
- Cul-De-Sac Location
- Two Reception Rooms and Kitchen/Dining Room
- Energy Efficiency Rating C71
- Cloakroom, Bathroom and en-suite Shower Room
- Gardens and Ample Parking
- Gas Central Heating and UPVC Double Glazing
- Viewing Highly Recommended

**Bathroom**  
Modern four piece bathroom suite comprising double ended bath with centrally mounted mixer tap and separate hand shower attachment, shower cubicle, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear, extractor fan.

**Outside Front**  
Low maintenance front garden laid to shingle providing off-road parking for numerous vehicles, shrubs and conifers to perimeter, garden wall to front, gated access to rear garden.

**Rear Garden**  
Well maintained enclosed rear garden laid to lawn, two wooden decked seating areas, paved patio seating area, wooden garden shed, hedge and wooden fence to perimeter, outside tap, external power sockets, gated access to front.

**Agent's Note**  
EPC rating C71 (Full copy available on request)  
Council tax band D (Own enquiries should be made via Breckland District Council)

