



Dye Road, Watton - IP25 6YN





## Dye Road

Watton, Thetford

Offering in the region of 1152 Sq. ft (stms) of internal space, this DETACHED FOUR BEDROOM HOME is presented in EXCELLENT ORDER THROUGHOUT, built by BENNETT HOMES in 2016, still has some of the NHBC remaining! The house is located within a quiet position and features DRIVEWAY PARKING for multiple vehicles to the side and GARAGE as well as wonderful PRIVATE LOW MAINTENANCE rear gardens. Internally there is a spacious entrance hallway with W/C, main sitting room with a BAY WINDOW as well as a BRIGHT and WELCOMING open plan kitchen/dining room to the rear opening onto the garden. On the first floor you will find FOUR AMPLE BEDROOMS, a family bathroom as well as EN-SUITE shower room. The house benefits from mains gas fired central heating and uPVC double glazing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Modern 2016 Bennett Homes Build
- Quiet Residential Development Close To Town
- Generous & Well Fitted Kitchen/Dining Room
- Sitting Room With Bay Window
- Four Ample Bedrooms & Two Bathrooms
- Fully Landscaped Rear Gardens
- Driveway Parking & Garage

The popular market town of Watton offers a wide range of shops, restaurants and public houses and schooling for all ages. Situated 20 miles West of Norwich, Watton is perfectly placed to explore Thetford Forest, the North Norfolk coast and the picturesque Norfolk Broads. Easily accessible by car, you will find Watton on the map some 20 miles west of Norwich, approximately 11 miles from the A11 (Thetford), and some 10 miles from the A47 (Dereham), with public transport/rail links to all major airports and Central London at both Thetford and Norwich.

#### SETTING THE SCENE

To the front you will find a small front garden laid to lawn with shrubs and flower bed borders as well as driveway to side offering off road parking for two/three vehicles with outside lighting and gated access to rear garden. This in turn leads to the garage with up and over door to front as well as personnel door from the garden as well as power and light.



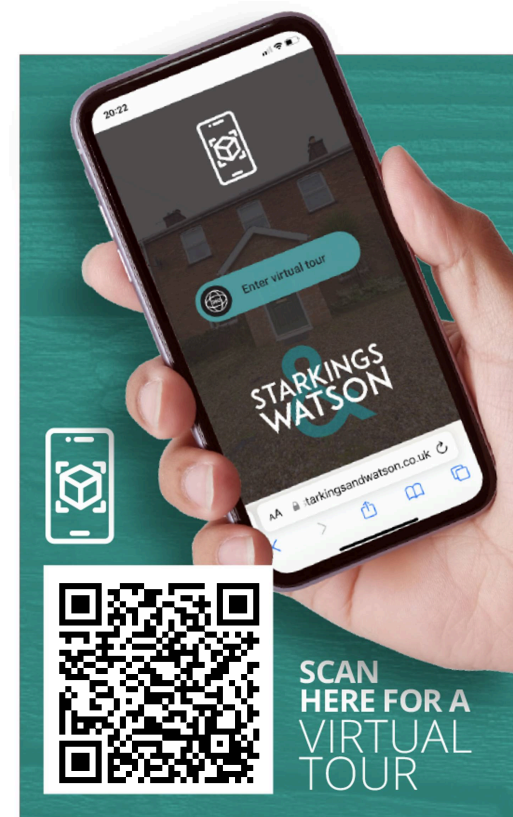
## THE GRAND TOUR

Entering the home via the main entrance door to the front there is a very welcoming and spacious entrance hallway with stairs to the first floor landing and w/c. To the right of the hallway is the main sitting room with a bay window to the front as well as feature wall mounted electric fire and internal double doors into the kitchen/diner to the rear. The kitchen/dining room is also accessed from the hallway and offers plenty of space for dining with double doors onto the garden. The kitchen area features a modern fitted kitchen with a range of units and rolled edge worktops over as well as double electric oven, gas hob, dishwasher and space for fridge/freezer and washing machine. Heading up to the first floor landing you will find two built in storage cupboards as well as access to all bedrooms. To the front there is a single bedroom currently used as an office as well as the main double bedroom with fitted wardrobes and an en-suite shower room. To the rear of the house there are two further bedrooms as well as the family bathroom with a bath and shower over.

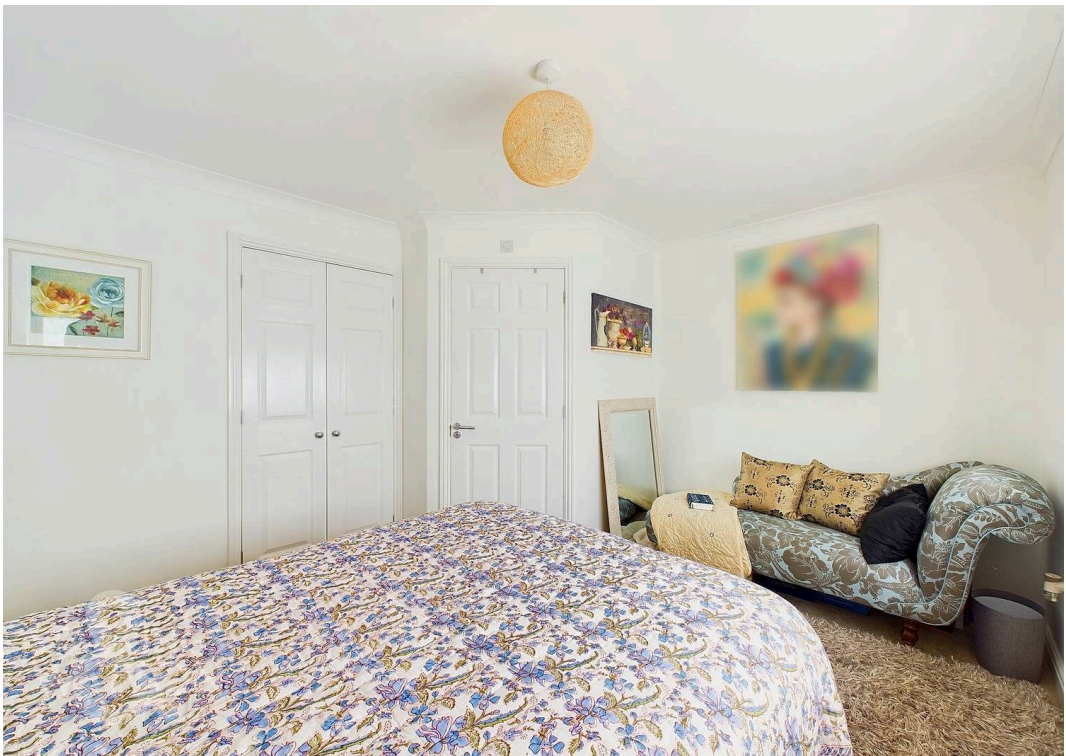
## FIND US

Postcode : IP25 6YN

What3Words : ///crass.huts.aged











## THE GREAT OUTDOORS

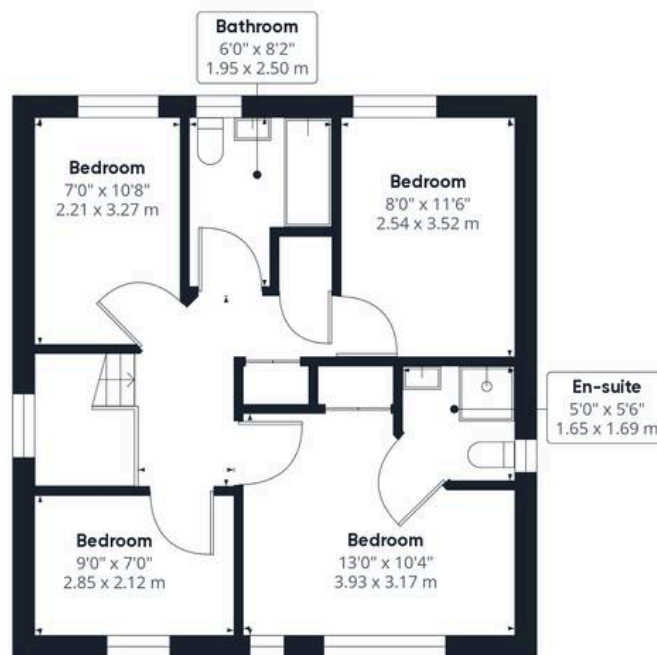
The private and fully enclosed rear garden is very well presented being low maintenance with no lawn as well as a large array of shrubs, ornamental trees and plants. There are two paved patio seating areas ideal for outside dining as well as outside lighting, outside tap, wooden fencing enclosing the garden and gated side access to the driveway as well as rear access to the garage.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1152 ft<sup>2</sup>  
107 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.