



Byfords Way, Watton - IP25 6TB

**STARKINGS
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HYBRID ESTATE AGENTS



Byfords Way

Watton, Thetford

Situated on the fringes of this development, this stunning SEMI-DETACHED TOWNHOUSE offers an enviable END PLOT and remaining NHBC WARRANTY. Internally, a HALLWAY ENTRANCE includes a useful W.C and stairs to the first floor, the 15' SITTING ROOM with double doors to the 17' open plan KITCHEN and DINING ROOM. Heading upstairs, TWO DOUBLE BEDROOMS can be found from the landing with the larger room offering an ENSUITE SHOWER ROOM. On the second floor the MAIN BEDROOM can be found with integrated storage and a further ENSUITE SHOWER ROOM. Externally, this property enjoys the convenience of a GARAGE and OFF-ROAD PARKING, with a well proportioned GARDEN to the rear and MEADOW VIEWS to the front.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

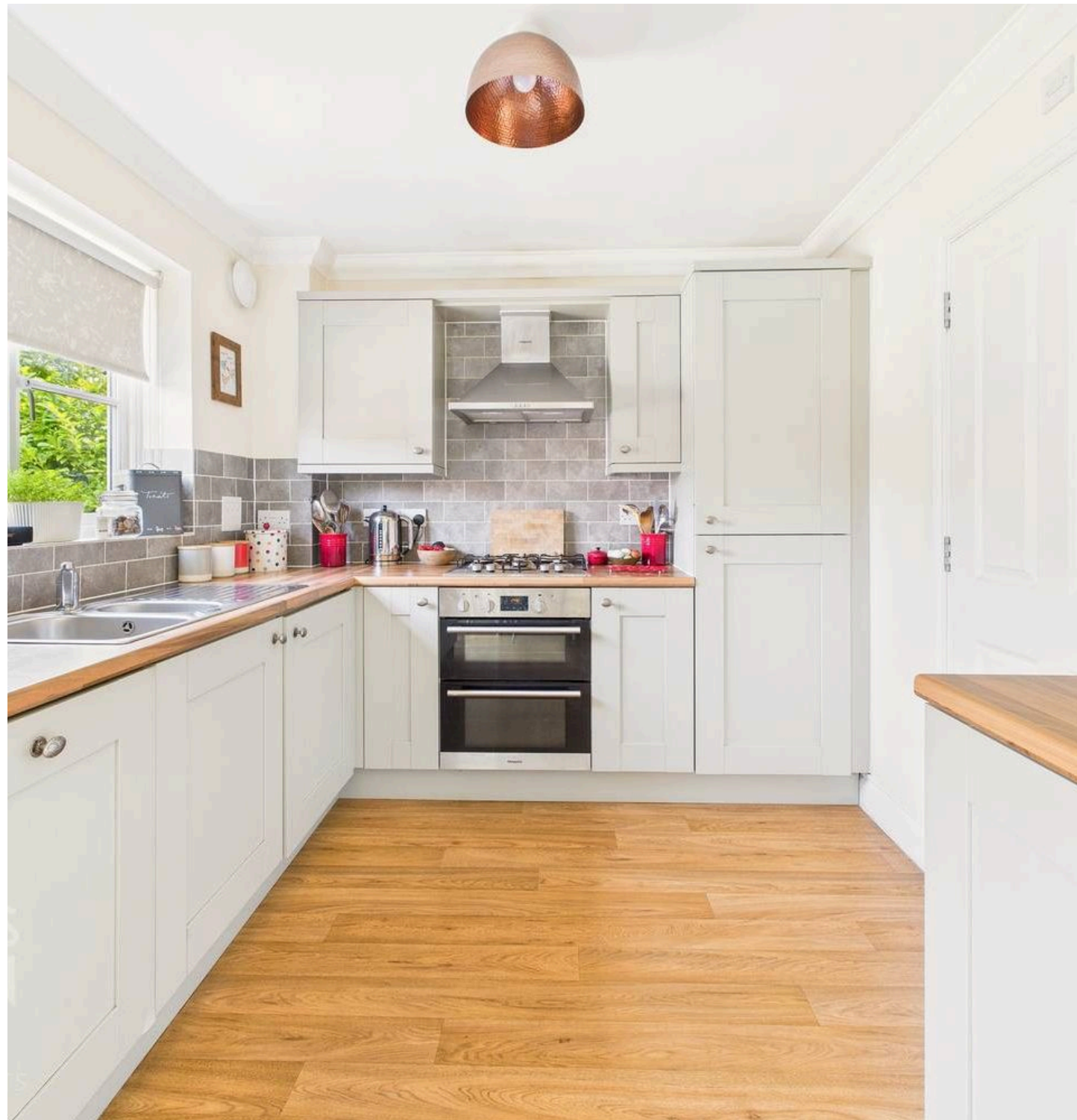


- Semi-Detached Townhouse
- Remaining NHBC Warranty
- End Plot with Larger Garden
- 17' Open Plan Sitting & Dining Room
- Three Bedrooms
- Dual Aspect Main Bedroom with Ensuite
- Garage & Off-Road Parking
- Overlooking Green Space & Meadow

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

Located at the end of this quiet street and away from the road, the property is approached from a pathway leading to the main entrance with stunning views of the neighbouring green space.



THE GRAND TOUR

Stepping inside to a welcoming entrance hall offering a conveniently located W.C to the right and stairs to the first floor and integral storage beneath offering space to storage coats and shoes. To the left, large uPVC double glazed windows overlook the property's fantastic frontage and keep the space light and bright, while carpeted flooring can be found underfoot. Internal double doors open to the 17' open plan kitchen and dining room, with wood flooring underfoot for ease of maintenance. The kitchen itself offers a range of wall and base storage cupboards and plenty of worktop space for food preparation. Integrated oven, hob, extractor, fridge/freezer and dishwasher offer added convenience. Plenty of space can be found for formal dining with French doors opening to the garden.

Heading upstairs, the carpeted first floor landing offers a useful integrated storage cupboard with doors opening to two double bedrooms, the larger of the two offering an ensuite shower room. To the right, a useful family bathroom includes a three piece suite including a shower over the bath and tiled splashbacks. The second staircase leads to the main bedroom, this room provides a superb sense of space from tall vaulted ceilings and Velux windows overhead. Generous eaves storage can be found to the corner of the room and a further three piece ensuite offering a glass shower cubicle.

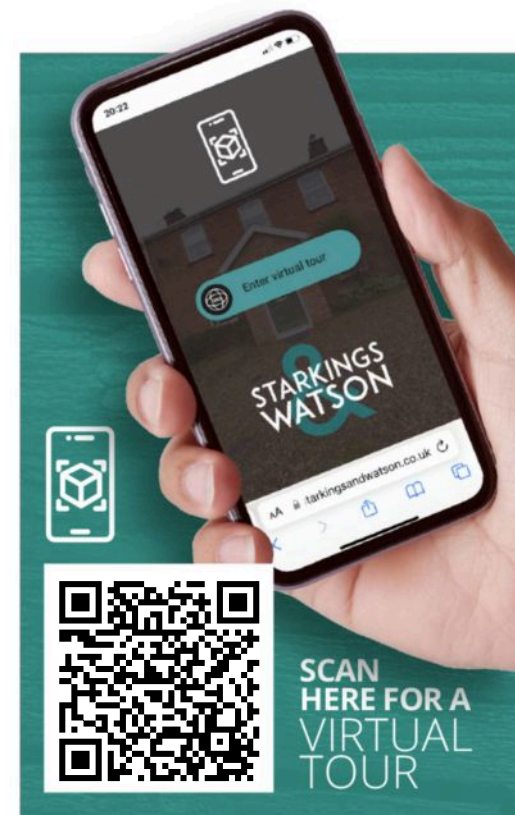
FIND US

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The rear garden is private and enclosed, initially offers a flagstone patio ideal for outdoor furniture to enjoy the summer months. Mature shrubs run to one side of the garden, with the other side offers a pathway to a large storage shed and a latch and brace wooden gate allowing access to the garage and off-road parking.





Ground Floor

En-Suite
6'2" x 4'6"
1.89 x 1.38 m



Floor 1



Floor 2

Approximate total area⁽¹⁾

1027 ft²

95.3 m²

Reduced headroom

24 ft²

2.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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