



Priory Road, Watton - IP25 6PQ



Priory Road

Watton, Thetford

Positioned in a quiet CUL-DE-SAC setting, this DETACHED BUNGALOW occupies an ENVIABLE PLOT and offers impressive WRAP AROUND GARDENS. Internally boasting a HALLWAY ENTRANCE with doors opening to the 18' KITCHEN and DINING ROOM with INTEGRATED APPLIANCES and a SEPARATE PORCH. The 13' SITTING ROOM can be found to the rear of the home enjoying a DUAL ASPECT and opening to the uPVC double glazed CONSERVATORY. THREE BEDROOMS also feature with the 16' MAIN BEDROOM also offering a DUAL ASPECT flooding the space with natural light. Located centrally from the hall, the modern three piece FAMILY SHOWER ROOM offers a wet room style walk in shower. Externally, an expansive brick weave DRIVEWAY offers parking for multiple vehicles, leading up to the TANDEM GARAGE with up-and-over door. The highlight of the home being the generous WRAP AROUND gardens to the front, side and back - FULLY ENCLOSED and offering TOTAL PRIVACY.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Quiet Cul-De-Sac Setting
- 18' Open Plan Kitchen & Dining Room
- uPVC Double Glazed Conservatory
- Three Bedrooms
- 16' Dual Aspect Main Bedroom
- Expansive Driveway Parking & Garage
- Envious Plot offering Private & Enclosed Gardens

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

The property can be found set back from the road, with an expansive brick weave patio driveway leading up to the tandem garage with laid lawn and gardens featuring to the right. The main entrance can be found to the side of the home under an open porch.



THE GRAND TOUR

Stepping inside, the generous hallway entrance offers carpeted flooring and integrated storage with doors opening to all accommodation. To the right, the 18' open plan kitchen and dining room can be found with hard flooring running underfoot for ease of maintenance. The kitchen itself offering a range of wall and base storage cupboards in a u-shaped configuration with an integral oven, inset glass electric hob and extractor above whilst under counter space can be found for further white goods including a washing machine and dishwasher. Beyond, ample space is provided for formal dining and further storage furniture whilst the door to the corner opens to a separate uPVC porch. To the rear of the home, the sitting room offers carpeted flooring and allows for a range of soft furnishing layouts, with a door opening to the uPVC double glazed conservatory boasting panoramic views of the stunning gardens with tiled flooring underfoot and a French door opening. From the hall to the right, the 16' main bedroom enjoys a fantastic dual aspect with large windows flooding the space with natural light. Wood flooring can be found underfoot with plenty of space for a large bed and storage furniture. The second room can be found at the rear of the home enjoying a rear facing aspect with sliding doors opening to generous integral storage with further cupboards above. The final bedroom also with fitted carpets, radiator and integral storage space can also be found from the hallway. Completing the accommodation, The three piece shower room has been recently modernized with an open walk in shower and glass splashback and surrounding tiling to the walls, vanity storage can be found below the sink.

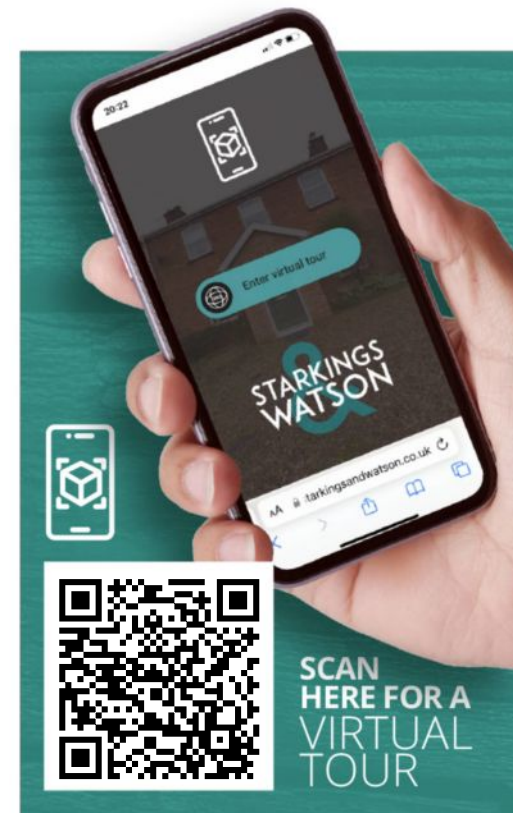
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VIRTUAL TOUR

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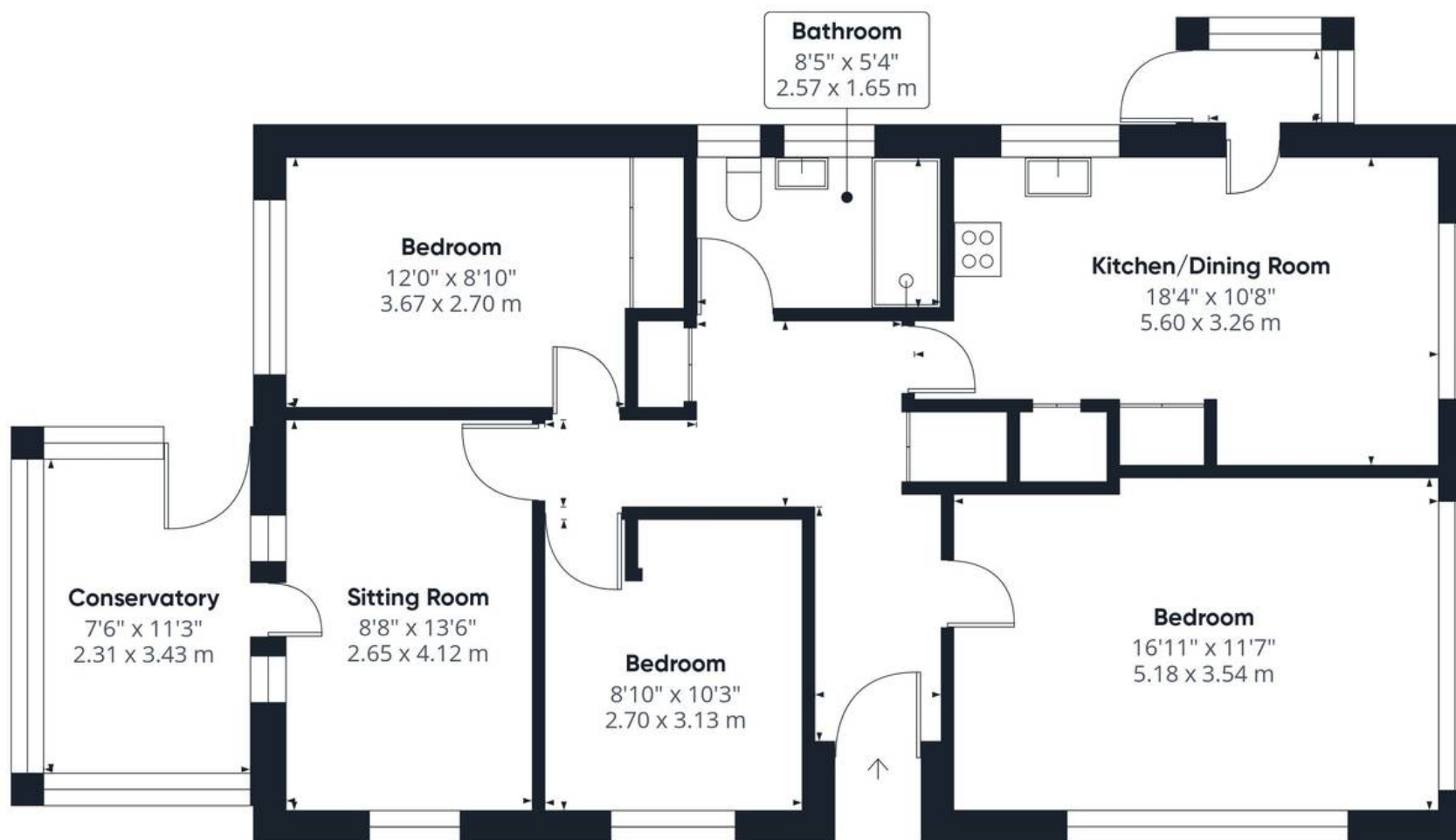




THE GREAT OUTDOORS

Stepping outside, the rear garden is fully enclosed with timber panel fencing, initially offering a laid lawn bordered with well established shrubs and trees. A useful storage shed can be found to the corner of the garden adjacent to the garage. Moving round to the side of the property, the flagstone patio offers ample space for outdoor furniture to enjoy the summer months, whilst an iron latch and brace gate opens to the separate porch and access to the front.





Approximate total area⁽¹⁾

989 ft²

91.7 m²

(1) Excluding balconies and terraces

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

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