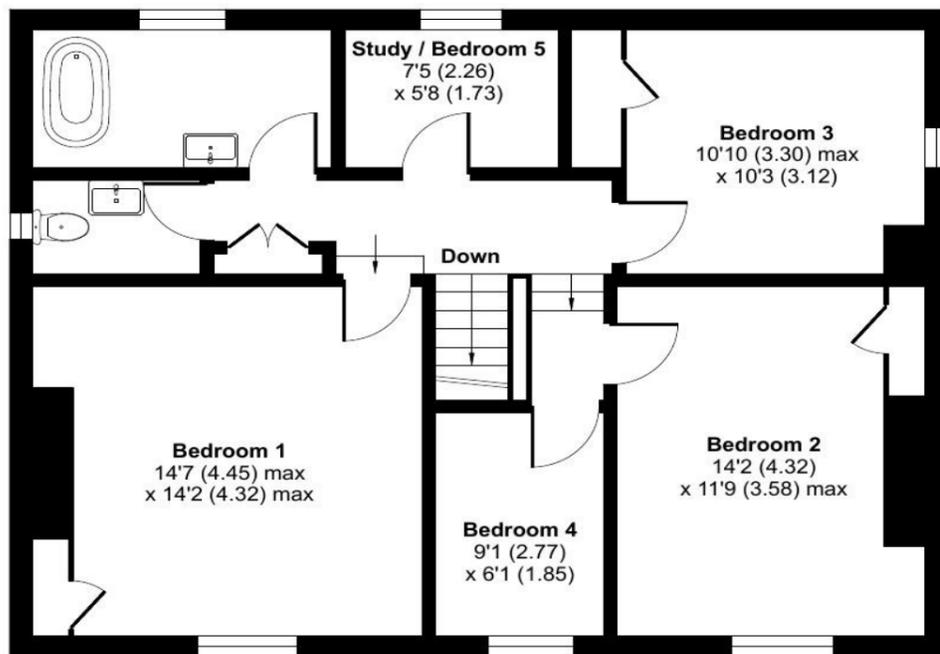


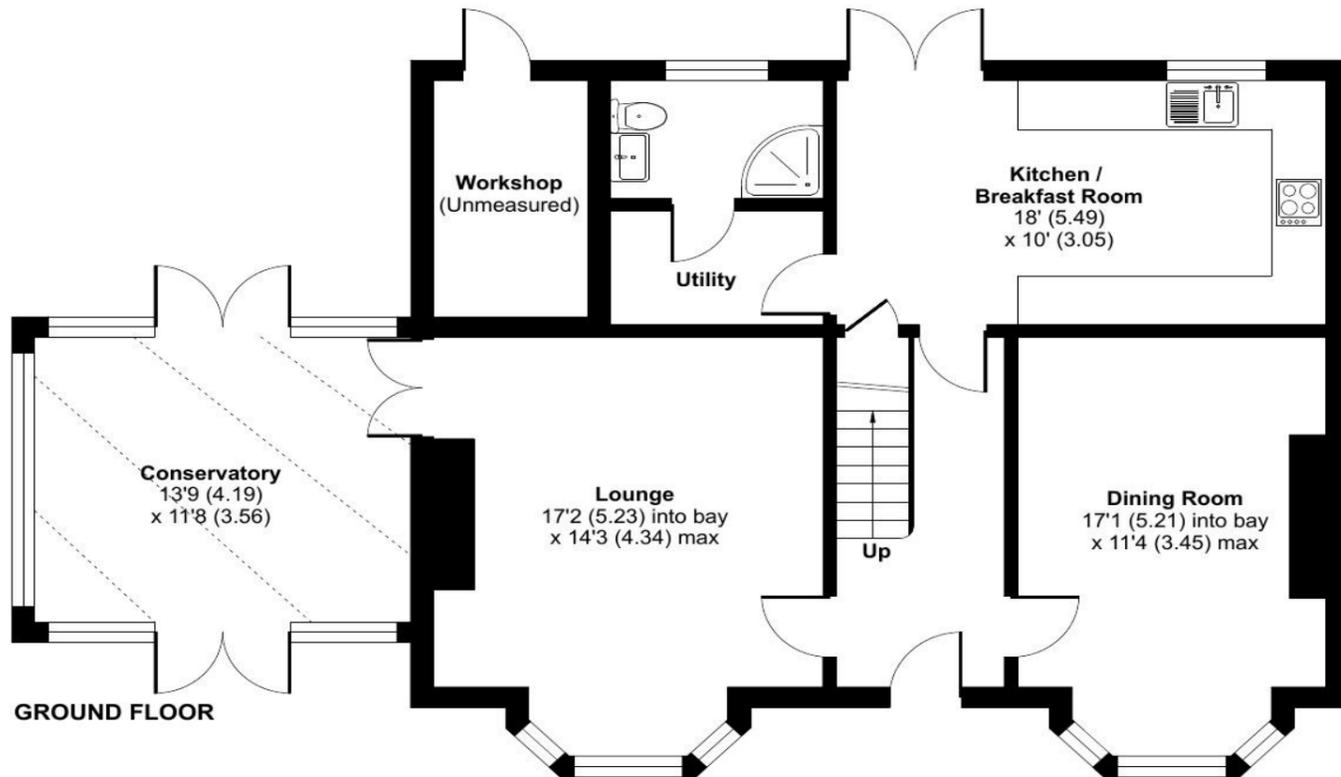
# Dereham Road, Watton, Thetford, IP25

Approximate Internal Area = 1770 sq ft / 164.4 sq m (excludes workshop)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## Dereham Road, Watton, Thetford, IP25 6ER

A wonderful opportunity to acquire an 1800's unique and characterful five bedroom detached house located in the popular town of Watton. The property boasts original features, two reception rooms, ground floor shower room, family bathroom, conservatory, and much more. Viewing highly recommended!

**Price £450,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1104125



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)  
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**Bedroom One**  
14'7" (4.45m) x 14'2" (4.32m)

**Bedroom Two**  
14'2" (4.32m) x 11'9" (3.58m)

**Max**  
**Bedroom Three**  
10'10" (3.3m) x 10'3" (3.12m)

**Bedroom Four**  
9'1" (2.77m) x 6'1" (1.85m)

**Bedroom Five**  
7'5" (2.26m) x 5'8" (1.73m)

**Bathroom**

**Separate WC**

**Outside Front**

**Rear Garden**

**Agent's Notes**

EPC rating TBC (Full copy available on request)  
Council tax band E (Own enquiries should be made via Breckland District Council) only.

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

- Detached Character House
- Five Bedrooms
- Non Estate Location
- Original Features
- Two Reception Rooms
- Two Bathrooms
- Gas Central Heating
- Gardens and Parking

Situated in a non estate position in the popular town of Watton, Longsons are delighted to bring to the market this charming, distinctive five bedroom house. With original features including sash windows, stained glass windows, feature fireplaces.

The property also boasts two reception rooms, ground floor shower room, conservatory, utility, family bathroom, established gardens including a secret garden, carport and parking for three vehicles.

A viewing is highly recommended to really appreciate what is on offer.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, utility room, shower room, conservatory, five bedrooms, bathroom, separate WC, parking, front and rear garden and gas central heating.

**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**

**Lounge**  
17'2" (5.23m) Into Bay x 14'3" (4.34m) Max

**Conservatory**  
13'9" (4.19m) x 11'8" (3.56m)

**Dining Room**  
17'1" (5.21m) Into Bay x 11'4" (3.45m) Max

**Kitchen/Breakfast Room**  
18'0" (5.49m) x 10'0" (3.05m)

**Utility Room**

**Shower Room**

**Stairs and Landing**

