

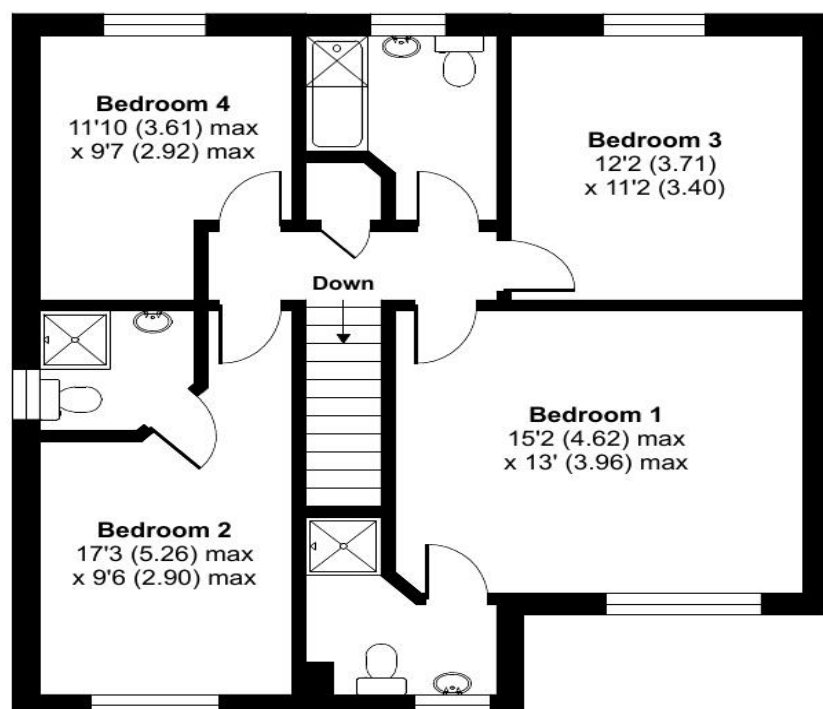
# Dye Road, Watton, Thetford, IP25

Approximate Area = 1630 sq ft / 151.4 sq m

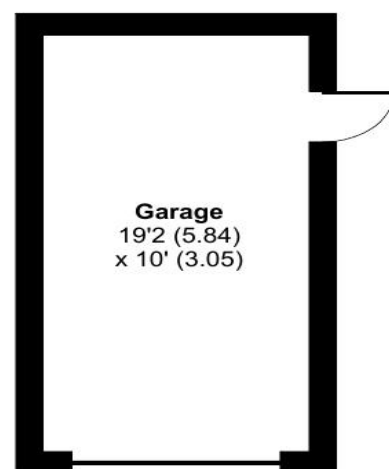
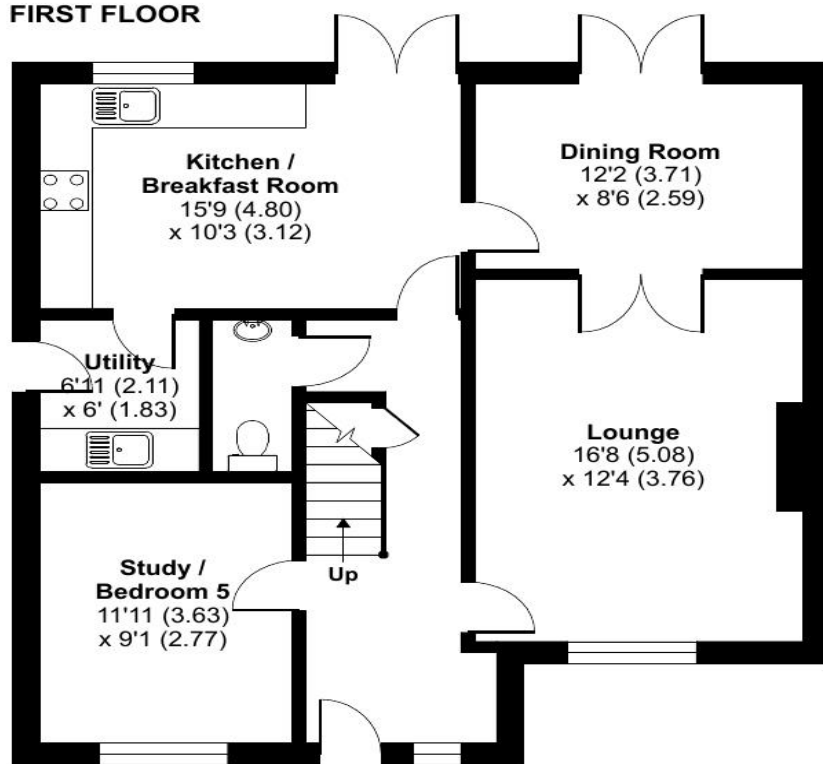
Garage = 191 sq ft / 17.7 sq m

Total = 1821 sq ft / 169.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## Dye Road, Watton, Thetford, IP25 6YN

**CHAIN FREE!**

Spacious, detached 4/5 bedroom house situated on a popular development just on the outskirts of Watton.

The property has much to offer and includes, kitchen/ breakfast room, utility room, 2 en-suites, garage, gardens, parking, gas central heating and UPVC double glazing.

**Price £375,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1139067





**Bedroom Four**  
**11'10" (3.61m) x 9'7" (2.92m)**

UPVC double glazed window to rear aspect, radiator.

**Bathroom**

Bathroom suite comprising bath with mixer shower over and shower screen, wash basin and WC both set within fitted cabinet, tiled splashback, tiles to floor, radiator.

**Garage**  
**19'2" (5.84m) x 10'0" (3.05m)**

Main up and over door to front aspect, entrance door opening to rear garden, electric light and power.

**Outside Front**

Front garden laid to low maintenance slate chippings, path to front door, driveway to garage providing off road parking, outside lights, gated access to rear garden.

**Rear Garden**

Enclosed rear garden laid to lawn, covered paved patio seating/barbecue area, shrubs and plants to raised beds and borders, wooden garden shed, outside lights, outside tap, external electric sockets, wooden fence to perimeter, gated access to front.

**Agent's Note**

EPC rating D84 (Full copy available on request)

Council tax band E (Own enquiries should be made via Breckland District Council)

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.

- Detached House
- Four/Five Bedrooms
- Two/Three Reception Rooms
- Two En-Suites, Cloakroom & Bathroom
- Modern Kitchen and Utility Room
- Garage, Gardens and Parking
- UPVC Double Glazing
- Gas Central Heating
- CHAIN FREE

Situated just on the outskirts of the market town of Watton, Longsons are delighted to bring to the market this modern, spacious, detached four/ five bedroom house.

This fantastic property has much to offer and includes two en-suite shower rooms, two/ three reception rooms, kitchen/breakfast room, utility room, cloak room with WC, garage, gardens, parking, UPVC double glazing and gas central heating.

Viewing highly recommended!

Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, dining room, study/ bedroom five, kitchen/breakfast room, utility room, cloakroom with WC, four bedrooms to first floor, en-suite shower rooms to bedroom one and two, additional family bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

**Entrance Hall**

Stairs to first floor, understairs storage cupboard, composite entrance door to front aspect, obscure glass UPVC double glazed window to front aspect, radiator.

**Lounge**

**16'8" (5.08m) x 12'4" (3.76m)**

UPVC double glazed window to front aspect, radiator, glazed double doors opening to dining room.

**Dining Room**

**12'2" (3.71m) x 8'6" (2.59m)**

UPVC double glazed French doors opening to rear garden, radiator.

**Study/Bedroom Five**

**11'11" (3.63m) x 9'1" (2.77m)**

UPVC double glazed window to front aspect, radiator.

**Kitchen/Breakfast Room**

**15'9" (4.8m) x 10'3" (3.12m)**

Modern fitted kitchen units to walls and floor complemented by a work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated Bosch double electric oven, integrated Bosch gas hob with extractor hood over, integrated Neff dishwasher, space for large American style fridge/freezer, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to rear aspect, tiled splashback, tiles to floor, radiator.

**Utility Room**

**6'11" (2.11m) x 6'0" (1.83m)**

Fitted kitchen units to walls and floor complemented by a work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, composite entrance door opening to side aspect, tiled splashback, tiles to floor.

**Cloakroom**

Wash basin set within fitted cabinet, WC, radiator, extractor fan.

**Stairs and Landing**

Built-in cupboard housing hot water cylinder, loft access.

**Bedroom One**

**15'2" (4.62m) x 13'0" (3.96m)**

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

**En-Suite Shower Room**

Double shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to front aspect, tiled splashback, tiles to floor, extractor fan, radiator.

**Bedroom Two**

**17'3" (5.26m) Max x 9'6" (2.9m)**

**Max**

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

**En-Suite Shower Room**

Shower cubicle, washbasin, WC, towel radiator, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to side aspect, extractor fan.

**Bedroom Three**

**12'2" (3.71m) x 11'2" (3.4m)**

UPVC double glazed window to rear aspect, radiator.

