

Norwich Road, IP25

Approximate Area = 1592 sq ft / 147.9 sq m
 Limited Use Area(s) = 21 sq ft / 2 sq m
 Garage = 205 sq ft / 19 sq m
 Caravan = 250 sq ft / 23.2 sq m
 Total = 2068 sq ft / 192 sq m
 For identification only - Not to scale



Norwich Road, Watton, Thetford, IP25 6DA

Absolutely fantastic updated three story five bedroom semi-detached house with sizable gardens, conveniently situated within easy reach of Watton town centre. This impressive period property has an awful lot to offer and includes two reception rooms, kitchen/breakfast room, gardens and ample parking.

Guide Price £375,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1141283





Conveniently situated within easy reach of Watton town centre, Longsons are delighted to bring to the market this absolutely fantastic updated three story, five bedroom semi-detached period property.

This superb home has an awful lot to offer including sizeable gardens, carport, parking for several vehicles, two reception rooms, kitchen/breakfast room, bathroom and shower room, cloakroom with WC, gas central heating and UPVC double glazing. Viewing highly recommended to appreciate all on offer.

Briefly, the property offers entrance hall, lounge, dining room, kitchen/breakfast room, cloakroom with WC, rear lobby, five bedrooms, bathroom, shower room, garage, carport, parking for several vehicles, sizable gardens, gas central heating and UPVC double glazing. Watton

The well-served market town of Watton is in the district of Breckland, 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. 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. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall

UPVC double glazed entrance door to front, stairs to first floor, radiator.

Lounge

14'6" (4.42m) x 12'0" (3.66m)

Large walk-in bay window with UPVC double glazed windows, feature brickwork fireplace with inset log burning stove, radiator.

Dining Room

12'6" (3.81m) x 11'7" (3.53m)

Feature fireplace, UPVC double glazed entrance door opening to rear, UPVC double glazed window to side aspect, radiator.

Kitchen/Breakfast Room

12'0" (3.66m) Max x 21'2" (6.45m) Max

Fitted kitchen units to walls and floor complemented by a oak work surface over, enamel one and a half bowl sink unit with mixer tap and drainer, two integrated electric ovens, integrated gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for tall upright fridge/freezer, breakfast bar, UPVC double glazed window to side aspect, radiator.

Rear Lobby

UPVC double glazed entrance door opening to rear aspect.

Cloakroom

Wash basin, WC, UPVC double glazed window to rear aspect, radiator.

Stairs and First floor Landing

Radiator.

Bedroom One

12'6" (3.81m) x 11'11" (3.63m)

UPVC double glazed window to front aspect, radiator.

Bedroom Two

12'7" (3.84m) x 11'6" (3.51m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Three

8'6" (2.59m) x 5'10" (1.78m)

UPVC double glazed window to front aspect, radiator.

Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin set within fitted cabinets, WC, built-in cupboard housing hot water cylinder and gas central heating boiler, further built in storage cupboard.

Shower Room

Shower cubicle, wash basin set within fitted cabinets, WC.

Stairs and Second Floor Landing

Bedroom Four

18'2" (5.54m) x 12'0" (3.66m)

Dressing area with a walk-in wardrobe, UPVC double glazed window to front aspect, radiator.

Bedroom Five

13'7" (4.14m) x 5'7" (1.7m)

built-in cupboard, UPVC double glazed window to rear aspect, eaves access fitted wardrobe, radiator.

Garage

Motorised up and over door to front, electric power and lights.

Outside Front

Front garden laid to low maintenance shingle providing off road parking, double gates providing access to further secure parking for several vehicles, including carport with electric and lights, and further shingled area providing parking for several vehicles.

Rear Garden

A really good size rear garden mainly laid to lawn, a wooden workshop with electric power, six garden sheds, greenhouse, seating area laid to shingle, large fish pond with water feature, fruit cage, static caravan to bottom of garden with electric power and lighting, impressive fully working and fully operational electric railway sets in situ, further seating area laid to paving slabs, established shrubs, plants and ornamental trees to beds and borders, wooden fence to perimeter.

Agent's Notes

EPC rating D58 (Full copy available on request)

Council tax band D (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.

- Semi-Detached Town House
- Three Storeys
- Five Bedrooms
- Two Reception Rooms
- Gardens, Garage, Carport and Ample Parking
- Gas Central Heating
- UPVC Double Glazing

