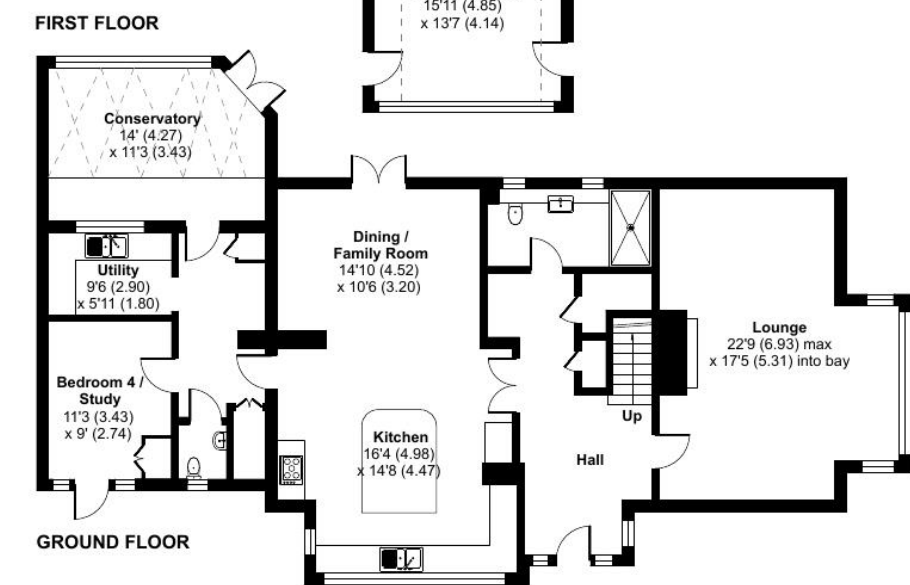


Dereham Road, Watton, Thetford, IP25

Approximate Area = 2505 sq ft / 232.7 sq m
 Limited Use Area(s) = 189 sq ft / 17.5 sq m
 Garages = 2221 sq ft / 206.3 sq m
 Total = 4915 sq ft / 456.5 sq m
 For identification only - Not to scale



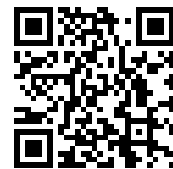
38 Dereham Road, Watton, Thetford, IP25 6EZ

Longsons are delighted to present this beautifully presented 3/4 bedroom detached house located in the popular town of watton. The property boasts approx 2500 sq ft living accommodation, lounge with multi fuel burner, kitchen, dining room/family room, ground floor shower room and much more.

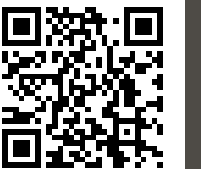
Guide Price £700,000-£735,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1145396



18 High Street Watton Thetford Norfolk IP25 6AE
 Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>





Situated in the Norfolk town of Watton. Longsons are delighted to present this absolutely fantastic, substantial, three/four bedroom detached house. This superb dwelling has much to offer including approx 2500 sq ft living accommodation, lounge with multi fuel burner, kitchen, dining room/family room, ground floor shower room and much more.

Viewing highly recommended to appreciate all on offer.

Offered CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen, dining room/family area, ground floor shower room, utility room, cloakroom, bedroom/office room, three bedrooms to first floor and bathroom to first floor, main bedroom with en-suite, double garage, separate triple garage, workshop, log cabin, gardens, parking, oil fired central heating

and UPVC double glazing.

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

Decorative glazed oak framed entrance leading to hardwood front door, double cupboard space, one housing alarm, radiator.

Lounge
22'9" (6.93m) x 17'5" (5.31m)

UPVC French doors to front and rear aspects, multi fuel burner, bay window to side, radiator.

Shower Room

Double shower with rainwater shower head, WC and washbasin fitted within cabinets with granite effect work surface over and upstands, towel rail, radiator, two UPVC double glazed windows to rear aspect, partly tiled walls, tiles to floor.





Kitchen

16'4" (4.98m) x 14'8" (4.47m)

Comprehensive range of modern kitchen units to walls and floor complemented by an oak work surface over with oak upstands, stainless steel one and a half sink unit with mixer tap and drainer, under counter lights, cupboard lights, space for range style cooker, with extractor hood over, fitted kitchen cabinets providing space for tall integrated American style fridge/freezer, integrated dishwasher, substantial island with a range of units and storage under with oak and granite work surface over, walk in pantry off kitchen area, radiator, UPVC double glazed window to front aspect, UPVC French doors leading to rear garden, ceramic tiles to floor, two radiators.

Dining/Family Room

14'10" (4.52m) x 10'6" (3.2m)

UPVC French doors leading to rear garden, ceramic tiles to floor.

Cloakroom

WC, washbasin with tiled splashback, ceramic tiles to floor, obscured glass UPVC double glazed window to front aspect.

Bedroom Four/Study

11'3" (3.43m) x 9'0" (2.74m)

UPVC French door to front aspect, radiator.

Utility

9'6" (2.9m) x 5'11" (1.8m)

Range of fitted cabinets to walls and floor complemented by a work surface over black composite and a half sink unit with mixer tap and drainer, cupboard housing the central heating boiler, space for tumbler dryer, space and plumbing for washing machine, UPVC double glazed window to rear aspect.

Garden Room

14'0" (4.27m) x 11'3" (3.43m)

UPVC double glazed conservatory, entrance doors to rear, radiator providing all year round usage, electric power and lights.

Stairs and Landing

UPVC double glazed Velux window to rear aspect, radiator

Reception Area

15'11" (4.85m) x 13'7" (4.14m)

Bespoke glazed window to front aspect, allowing natural light into the music area, access to eaves space to side

Bedroom One

14'2" (4.32m) x 12'8" (3.86m)

UPVC double glazed window to front aspect, UPVC double glazed Velux window to rear aspect, radiator, double fitted wardrobes, door to en suite shower room. access to eaves cupboard





Agent's Notes

EPC rating D (Full copy available on request)
 Council tax band E (Own enquiries should be made via Breckland District Council)
 Neighbours have right of way over entrance to private drive.

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.

- CHAIN FREE
- Three/Four Bedrooms
- Two Reception Rooms
- Detached House with Private Driveway
- Triple Garage
- Double Garage
- Workshop and Log Cabin
- Reception Area with Beautiful views
- UPVC Double Glazing
- Oil Fired Central Heating

En-Suite Shower Room

Shower cubicle, wash basin, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear aspect, extractor fan.

Bedroom Two

12'11" (3.94m) x 12'11" (3.94m)

UPVC window to side, eves space, radiator

Bedroom Three

11'10" (3.61m) x 7'3" (2.21m)

UPVC window to rear, radiator

Family Bathroom

Bathroom suite comprising stand alone roller top bath with mounted mixer tap, washbasin, WC, towel radiator, tiled splashback, built-in cupboard, UPVC double glazed window to rear aspect

Workshop

34'9" (10.59m) x 20'10" (6.35m)

Steel frame workshop with windows to side aspects, personnel door leading to double garage, door leading to other workshop areas, WC and running water, electric power and lights.

Double Garage

23'4" (7.11m) x 20'0" (6.1m)

Motorised garage door to front, window to side aspect, personnel door leading to workshop. personnel door leading to patio.

Triple Garage

23'2" (7.06m) x 17'0" (5.18m)

Three single up and over garage doors to front aspect.

Outside Front

On approach tree-lined private driveway leading to gated access with decorative and security light to the front of the property, brickweave area providing parking for ample vehicles, five bar gate leading to rear. shrubs and trees to borders.

Rear/Side Garden

Driveway leading to double garage, workshop, triple garage, log cabin/ garden office with power & lighting with shingled area. Back garden with numerous lawned areas, two greenhouses, raised flower beds, apples trees, and large patio area with pagoda and archway to secret garden laid to lawn with trees to borders. Side area with shed, lawned area, pond with water feature, hedge to perimeter.

