



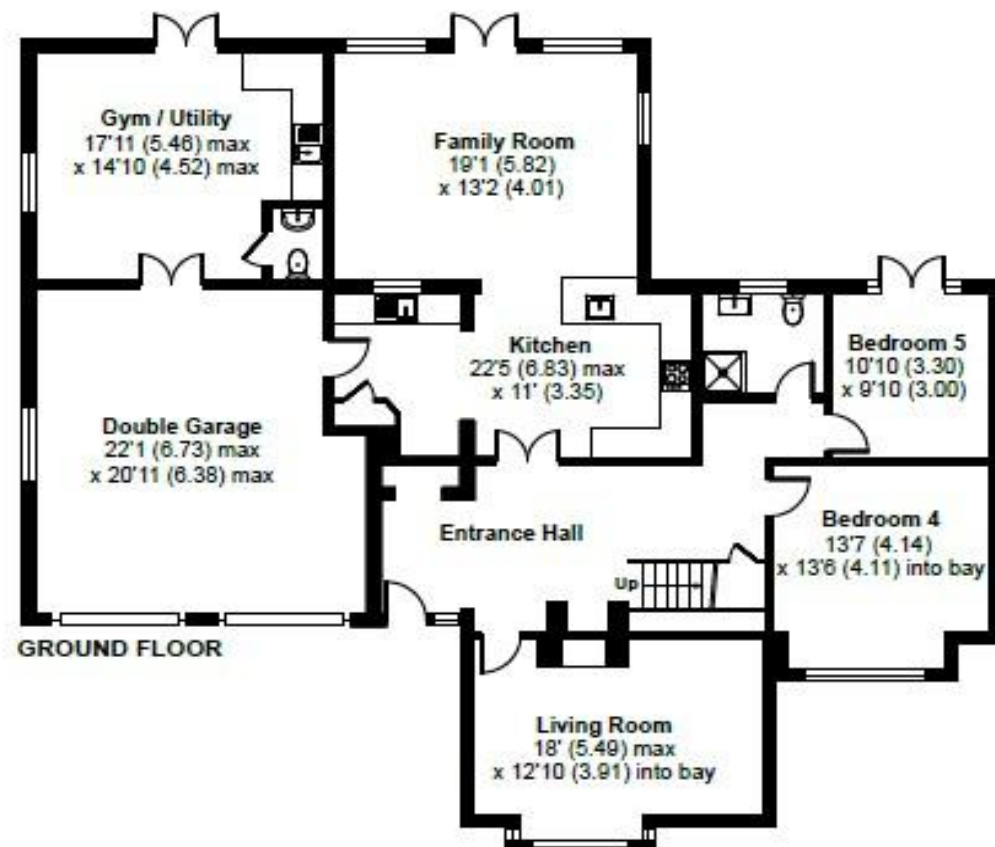
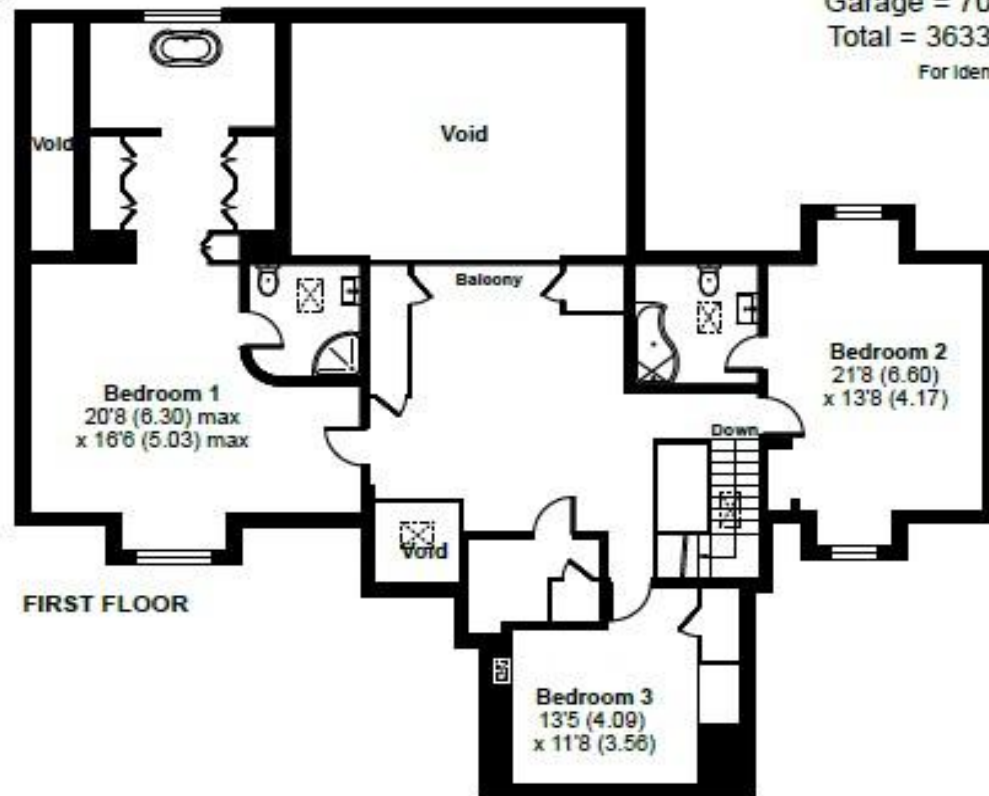
Dereham Road, Watton, Thetford, IP25

Approximate Area = 2932 sq ft / 272.3 sq m (excludes void)

Garage = 701 sq ft / 65.1 sq m

Total = 3633 sq ft / 337.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nicheoom 2024. Produced for Longsons. REF: 1145386



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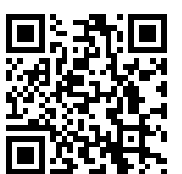
Absolutely stunning! Individual, spacious, detached five bedroom chalet-style house situated just on the outskirts of Watton. This superb property has been finished to a high standard throughout and has plenty to offer including two en-suites, vaulted ceilings, double garage and much much more!

Offers In Excess Of £675,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
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Situated just on the outskirts of Watton, Longsons are delighted to bring to the market this absolutely stunning, spacious, individual detached five bedroom chalet style home.

This incredible property has been finished to an extremely high standard throughout, offering character and quality whilst maintaining everything required for comfort and modern living. From the large galleried landing to the large bespoke oak window and door frames in the family room, this home has an awful lot to offer, including vaulted ceiling to kitchen/family room area, with floor to ceiling bespoke oak window and door frames, utility room with gym/studio area, ground floor shower room, two en-suites, double garage, log burning stove, parking for numerous vehicles,

gardens, underfloor heating to ground floor and much much more....

Viewing highly recommended to fully appreciate all that is on offer.

Briefly, the property offers entrance hall, lounge, kitchen/family room, utility/gym/studio with its own WC, shower room to ground floor, two bedrooms to ground floor, three further bedrooms to first floor, two with en-suites, double garage, gardens, parking, oil fired central heating and UPVC double glazed windows.

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

Composite entrance door to front, feature fireplace (not in use) stairs to first floor, understairs storage cupboard, engineered oak boards to floor.

Lounge

18'0" (5.49m) x 12'10" (3.91m)

Feature inglenook style brickwork fireplace with inset log burning stove, walk-in UPVC double glazed bay window to front.

Kitchen

22'5" (6.83m) x 11'0" (3.35m)

Range of fitted kitchen units to walls and floor complemented by an oak work surface over and ceramic butler style sink unit with mixer tap, large range style electric oven with lpg gas hob and extractor hood over, integrated wine chiller, integrated dishwasher, a second ceramic butler style sink unit with retractable mixer

tap, built-in wardrobe, space for large American style fridge/freezer, tiles to floor.

Family Room

19'1" (5.82m) x 13'2" (4.01m)

Vaulted ceiling with impressive bespoke oak framed double glazed floor to ceiling windows and French doors.

Bedroom Four

13'7" (4.14m) x 13'6" (4.11m) Into Bay

UPVC double glazed window to front.

Bedroom Five

10'10" (3.3m) x 9'10" (3m)

UPVC double glazed French doors opening to rear garden.

Ground Floor Shower Room

Double shower cubicle with rainfall shower head over and separate hand shower attachment, circular wash

basin with stand alone mixer tap set upon a wooden work surface, WC, towel radiator, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to rear.

Double Garage

22'1" (6.73m) x 20'11" (6.38m)

Two remote control motorised roller doors to front, electric lights and power, obscure glass UPVC double glazed window to side.

Utility/Gym/Studio

17'11" (5.46m) x 14'10" (4.52m)

Fitted kitchen units to walls and floor complemented by a work surface over, one and a half bowl sink unit, mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, UPVC double glazed French doors opening to rear, obscure glass. UPVC double glazed window to side.





Rear Garden

Enclosed rear garden laid to lawn, paved patio seating areas, a wooden shed/workshop with electric lights and power, two further wooden garden sheds, selection of shrubs, plants and ornamental trees to beds and borders, outside lighting, external electric power sockets, wooden fence to perimeter.

Agents Notes

EPC rating D (Full copy available on request)
Council tax band C (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 Chalet Style House
- Five Bedrooms
- Kitchen and Family Room,
- Utility and Gym/Studio with WC
- Ground Floor Shower Room and Two En-Suites
- Double Garage, Gardens and Parking
- Under Floor Heating to Ground Floor
- Oil Fired Central Heating
- UPVC Double Glazing
- Viewing Highly Recommended

Cloakroom
WC, towel radiator.

Stairs and Landing
Large galleried landing with sitting/study area, two built-in eaves storage cupboards, built-in cupboard housing hot water cylinder, exposed wooden beams to ceiling.

Bedroom One
20'8" (6.3m) Max x 16'6" (5.03m) Max
A large bedroom with LED illuminated built-in wardrobe, dressing area with clothing racks and shelving, exposed beams to ceiling, arched opening through to bath area with freestanding double ended roll top bath with centrally mounted mixer tap, two towel radiators,

UPVC double glazed windows to front and rear, door to en-suite shower room.

En-Suite Shower Room
Double shower cubicle with rainfall shower head, wash basin and WC set within fitted cabinets, towel radiator, extractor fan, Velux double glazed roof window.

Bedroom Two
21'8" (6.6m) x 13'8" (4.17m)
UPVC double glazed dormer windows to front and rear, two radiators, exposed beams to ceiling, door to en-suite bathroom.
En-Suite Bathroom
Bathroom suite comprising P shaped bath with rainfall shower head over, separate hand shower attachments

and shower screen, wash basin set within fitted cabinets, WC, towel radiator, fitted cabinets, storage cabinet.

Bedroom Three
13'5" (4.09m) x 11'8" (3.56m)
Fitted desk & storage units, double glazed Velux window to side, exposed beams to ceiling, fitted shelving to alcove, radiator, door to eaves storage.

Outside Front
Front garden laid to lawn, driveway laid to block paving providing ample parking, further parking and turning area laid to shingle, five bar wooden gates providing access, outside lights, gated access to rear garden.

