

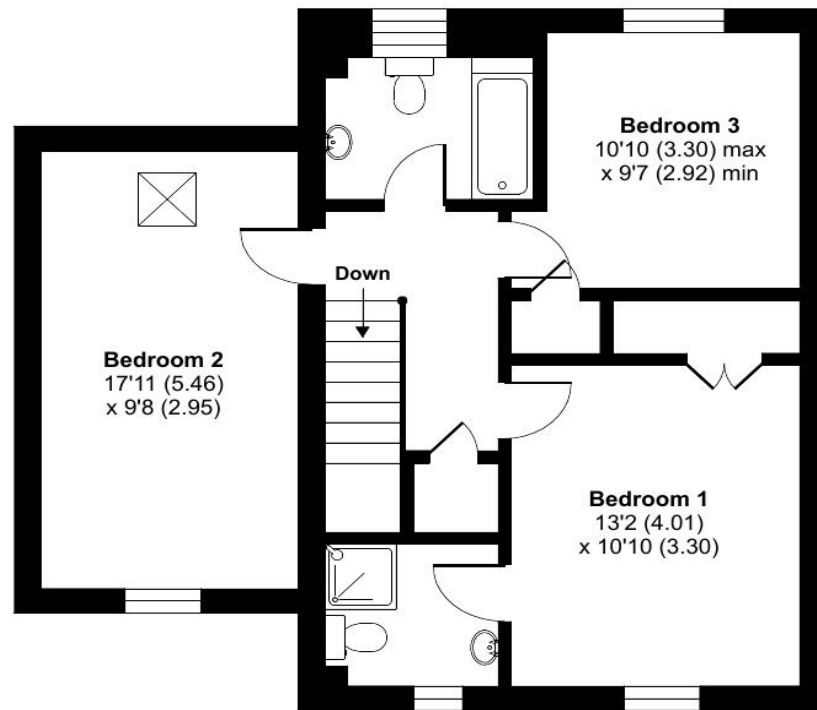
Byfords Way, Watton, Thetford, IP25

Approximate Area = 1122 sq ft / 104.2 sq m

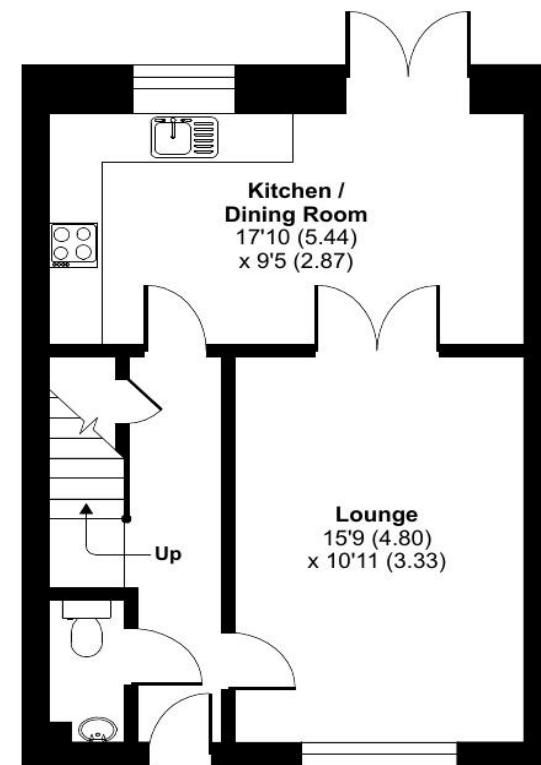
Garage = 210 sq ft / 19.5 sq m

Total = 1332 sq ft / 123.7 sq m

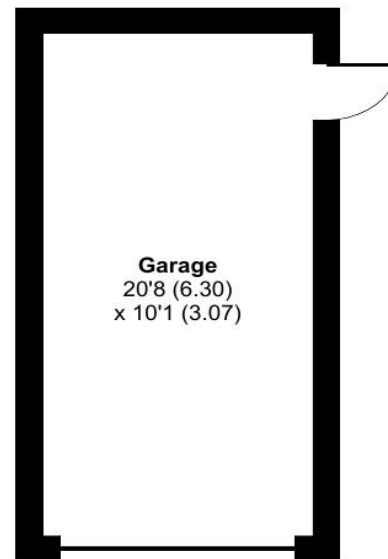
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Garage
20'8 (6.30)
x 10'1 (3.07)



Byfords Way, Watton, Thetford, IP25 6TB

Immaculately presented three bedroom detached property, located in the market town of Watton. The property offers ample parking with garage and carport, kitchen/dining room, en-suite and family bathroom, two years NHBC guarantee remaining, gas central heating and double glazing.

VENDOR HAS FOUND!

Price £290,000-£310,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1164155



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Bedroom Two
17'11" (5.46m) x 9'8" (2.95m)

Loft hatch access, dormer window to front, Velux window to rear, radiator.

Bedroom Three
10'10" (3.3m) x 9'7" (2.92m)

Built-in wardrobes, double glazed window to rear, radiator.

Family Bathroom

Partly tiled suite comprising panelled bath, WC, wash basin with storage under, obscure glass double glazed window to rear, radiator.

Outside Front

Garden mainly laid to lawn with decorative mature shrubs, gravel driveway, allowing access to garage, providing parking for multiple vehicles which is partially covered with carport.

Rear Garden

Fully enclosed rear garden laid to lawn, paved patio area, shrubs and plants to beds and borders, secluded seating area, wooden fence to perimeter.

Garage
20'8" (6.3m) x 10'1" (3.07m)

Up and over main door to front, power and light.

Agent's Notes

EPC rating B84 (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.

- Link-Detached House
- Three Bedrooms
- Immaculately Presented
- Energy Efficiency Rating B84
- En-Suite and Family Bathroom
- Parking, Carport and Garage
- UPVC Double Glazing
- Gas Central Heating
- NHBC Guarantee Remaining
- VENDOR HAS FOUND

Situated in the popular market town of Watton, Longsons are delighted to bring to the market this wonderfully presented three bedroom detached home. Offering driveway with carport, garage, kitchen/dining room, en-suite shower room to bedroom one and family bathroom, gas central heating and double glazing. The property has two years remainder of the NHBC guarantee.

Briefly the property includes entrance hall, cloakroom with WC, lounge, kitchen/dining room, en-suite to bedroom one, two further double bedrooms, family bathroom, gas central heating, double glazing, driveway providing parking for multiple vehicles, carport, garage and gardens.

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
Under-stairs storage, radiator.

Cloakroom
WC, wash basin, radiator, obscure glass double glazed window to side.

Kitchen/Dining Room
17'10" (5.44m) x 9'5" (2.87m)

Range of fitted cabinets to walls and floor complemented by a work surface over, inset sink with mixer tap and drainer, integrated electric oven with gas hob and electric hood over, integrated appliances, double glazed window to rear, double glazed French doors opening to rear garden, internal double doors opening to lounge.

Lounge
15'9" (4.8m) x 10'11" (3.33m)

Double glazed window to front, electric log burner stove, radiator.

Stairs and Landing
Airing cupboard, radiator.

Bedroom One
13'2" (4.01m) x 10'10" (3.3m)

Built-in wardrobes, double glazed window to front, radiator, door opening to en-suite shower room.

En-Suite Shower Room
Partly tiled suite comprising shower cubicle, WC, wash basin, obscure glass double glazed window to front.

