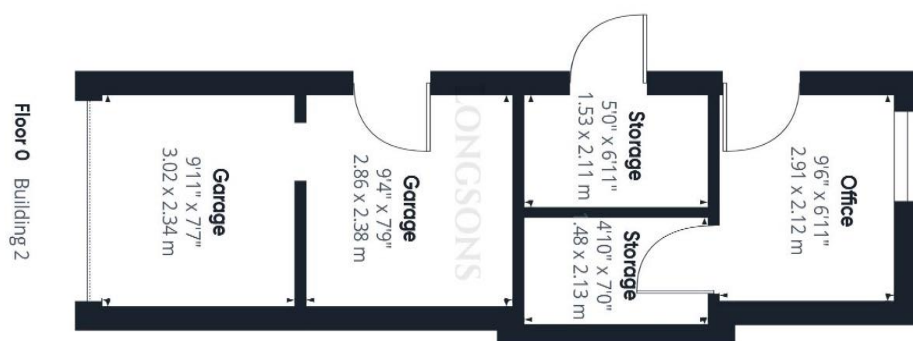
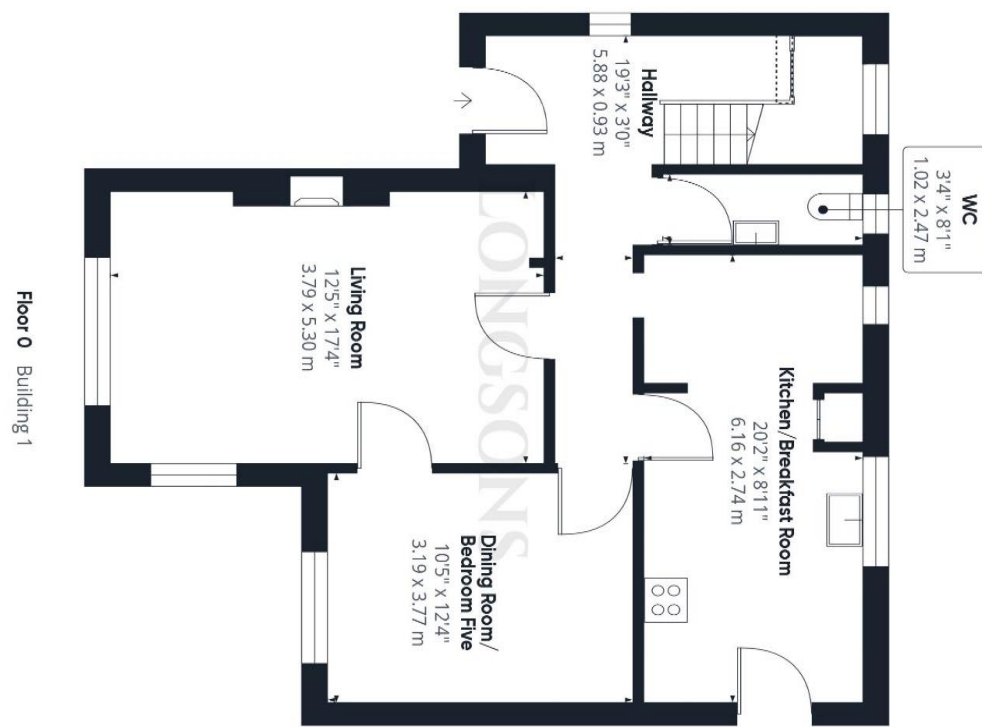




## Dowding Road, Watton, Thetford, IP25 6HS

Spacious, well presented four/five bedroom detached house, situated on the outskirts of Watton, in Norfolk. This substantial property offers good sized gardens, kitchen/breakfast room, four piece bathroom suite with spa bath, gas central heating and UPVC double glazing.

**Guide Price £350,000 - £375,000 Freehold**





**Bedroom Three**  
13'10" (4.22m) x 9'0" (2.74m)

UPVC double glazed window to rear, radiator.

**Bedroom Four**  
9'9" (2.97m) x 9'2" (2.79m)

UPVC double glazed window to rear, radiator.

**Bathroom**

Four piece bathroom suite comprising spa bath, shower cubicle, wash basin set within fitted cabinet, WC, tiled splashback, tiles to floor, towel radiator, light tunnel, extractor fan.

**Garage**

Single garage currently divided into two with a stud partition wall, used as office and gym. Straight forward removal of stud wall if full sized garage was required again. Insulated extension to rear of garage currently used as an office and storage.

**Outside Front**

Front garden laid to lawn, driveway providing off road parking, established tree, gated access to rear garden, wooden garden shed, outside light.

**Rear Garden**

Enclosed rear garden laid to lawn, wooden decked seating area to rear of garden, shrubs and plants to borders, wooden fence and hedge to perimeter, gated access to front.

**Agent's Notes**

EPC rating C73 (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.

- Four/Five Bedroom Detached House
- Kitchen/Breakfast Room
- Garden Office/Studio
- Energy Efficiency Rating C73
- Divided Garage, Gardens and Parking
- Gas Central Heating
- UPVC Double Glazing

Situated on the outskirts of Watton, Longsons are delighted to bring to the market, this spacious, well presented four/five bedroom house. This fantastic substantial property offers spacious accommodation with kitchen/breakfast room, dining room/bedroom five, log burning stove, four piece bathroom suite with spa bath, good sized gardens, garden office/studio, garage (currently divided into gym and storage) gas central heating and UPVC double glazing.

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**

Stairs to first floor, under stairs storage cupboard, radiator.

**Lounge**

17'4" (5.28m) x 12'5" (3.78m)

Feature fireplace with inset log burning stove, UPVC double glazed windows to front and side, two radiators.

**Kitchen/Breakfast Room**

20'2" (6.15m) x 8'11" (2.72m)

Fitted kitchen units to wall and floor, work surface over, ceramic one and a

half bowl sink unit with mixer tap and drainer, space for large range style oven and hob, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, built in cupboard housing gas central heating boiler, UPVC double glazed entrance door opening to side, UPVC double glazed windows to rear.

**Dining Room/Bedroom Five**  
12'4" (3.76m) x 10'5" (3.18m)

UPVC double glazed window to front, radiator.

**Cloakroom**

Hand wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear, radiator.

**Stairs and Landing**

UPVC double glazed windows to rear and side, built in storage cupboard, fan assisted fresh air vent, loft access, radiator.

**Bedroom One**

12'3" (3.73m) x 11'5" (3.48m)

UPVC double glazed windows to front and side, radiator.

**Bedroom Two**

12'5" (3.78m) x 10'6" (3.2m)

UPVC double glazed windows to front and side, radiator.

