

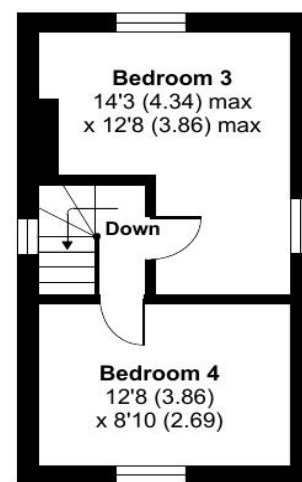
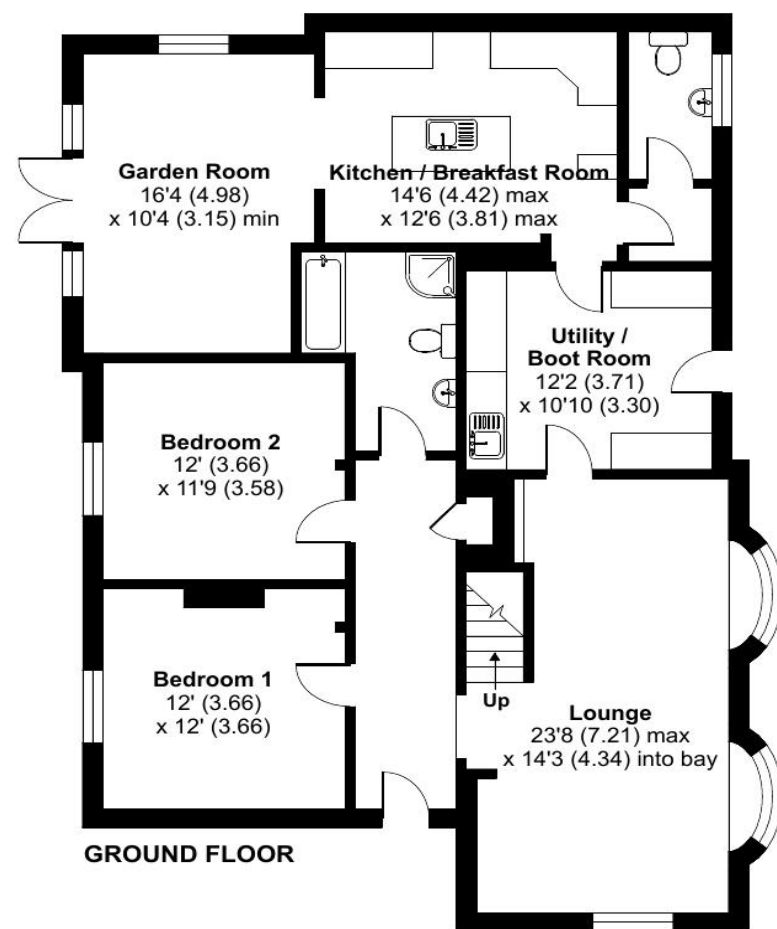
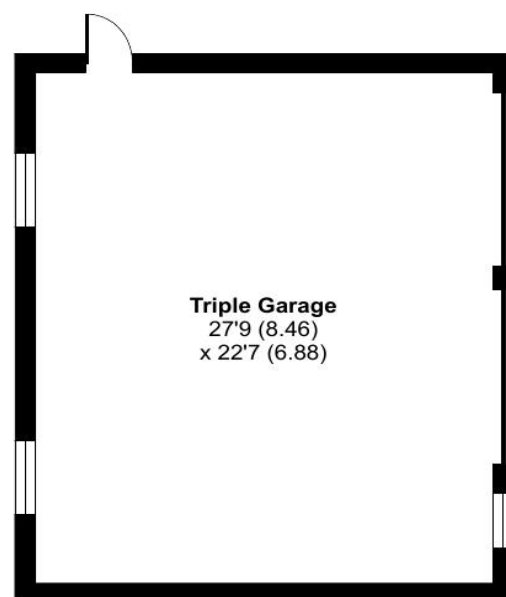
High Street, Watton, Thetford, IP25

Approximate Area = 1676 sq ft / 155.7 sq m

Garage = 630 sq ft / 58.5 sq m

Total = 2306 sq ft / 214.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Longsons. REF: 1225052



High Street, Watton, Thetford, IP25 6AW

CHAIN FREE!

Fantastic, fully refurbished throughout, spacious detached four bedroom character cottage situated in Watton town centre. Oozing charm and much to offer including new kitchen, utility/boot room, bathroom suite, floor coverings, large updated triple garage and much more..!

Price £450,000 Freehold

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

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



Bedroom One (ground floor)
12'0" (3.66m) x 12'0" (3.66m)

UPVC double glazed window to rear, radiator.

Bedroom Two (ground floor)
12'0" (3.66m) x 11'9" (3.58m)

UPVC double glazed window to rear, radiator.

Bathroom

Four piece bathroom suite comprising double ended bath with mixer tap, double shower cubicle, large wash basin set within fitted cabinet, WC, towel radiator, double glazed window to ceiling, extractor fan.

Stairs and Landing

Bedroom Three
14'3" (4.34m) Max x 12'8" (3.86m) Max

Double glazed window to front and side radiator.

Bedroom Four
12'8" (3.86m) x 8'10" (2.69m)

Double glazed window to side, radiator.

Triple Garage
27'9" (8.46m) x 22'7" (6.88m)

Fully modernised large triple garage with smooth plastered ceilings, spotlights to ceiling, two sets of wooden

double doors to front, double glazed window to front and rear, numerous double electric sockets throughout, entrance door to side.

Outside Front

Laid to lawn, large parking area laid to shingle providing parking for numerous vehicles and access to triple garage, outside lights, wooden fence to perimeter giving access to rear garden.

Rear Garden

Large rear garden laid to lawn, recently laid paved patio seating area, raised beds to side, outside lights, wooden fence to perimeter, outside tap.

Agent's Notes

EPC rating E47 (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.

- Character Cottage in Town Location
- Four Bedrooms
- Fully Refurbished Throughout
- Energy Efficiency Rating E47
- Boot Room/Utility Room
- Gardens and Parking for Numerous Vehicles
- Modernised Large Triple Garage
- Gas Central Heating and Double Glazing
- AVAILABLE CHAIN FREE!

Conveniently situated in Watton town centre, Longsons are delighted to bring to the market this absolutely fantastic, spacious detached four bedroom character cottage. This charming property has much to offer with the full refurbishment leaving no stone unturned and includes new kitchen, new utility/boot room, new bathroom suite, new floor coverings, new wall finishes, new heating system, cloakroom with WC, large parking area for numerous vehicles, good sized gardens and much, much more... As well as the fabulous refurbished house, there is also a large fully modernised triple garage with smooth plastered ceilings, spotlights, numerous double electric sockets throughout offering, as well as garage use, a multitude of other potential uses. Viewing highly recommended to fully appreciate all that is on offer. Available CHAIN FREE!

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility/boot room, cloak room with WC, four bedrooms, bathroom, large triple garage, gardens, parking for numerous vehicles, gas central heating and 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. 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.

Entrance Hall

Entrance door to side, built-in storage cupboard, radiator.

Lounge

23'8" (7.21m) x 14'3" (4.34m)

Large inglenook style brick fireplace with flue in situ ready for log burning stove installation, two double glazed bow windows to front, double glazed window to side, two radiators, stairs to first floor.

Utility/Boot Room

12'2" (3.71m) x 10'10" (3.3m)

Fitted kitchen units to floor with oak work surface over, lower units with oak

surface over providing benched seating, composite sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, modern wall mounted gas central heating boiler, entrance door opening to front, radiator.

Kitchen/Breakfast Room

14'6" (4.42m) x 12'6" (3.81m)

Fitted kitchen units to walls and floor complemented by an oak work surface over, island unit with composite sink unit and mixer tap, integrated dishwasher, space for large Range style gas or electric cooker with extractor hood over, under counter lighting, space for large American style fridge/freezer, radiator.

Garden Room

14'6" (4.42m) x 10'4" (3.15m)

UPVC double glazed windows and French doors opening to rear garden, UPVC double glazed window to side, radiator, sloped ceiling with exposed beams.

Cloakroom

Hand wash basin set within fitted cabinet, WC, obscure glass double glazed window to front, extractor fan, radiator.

