

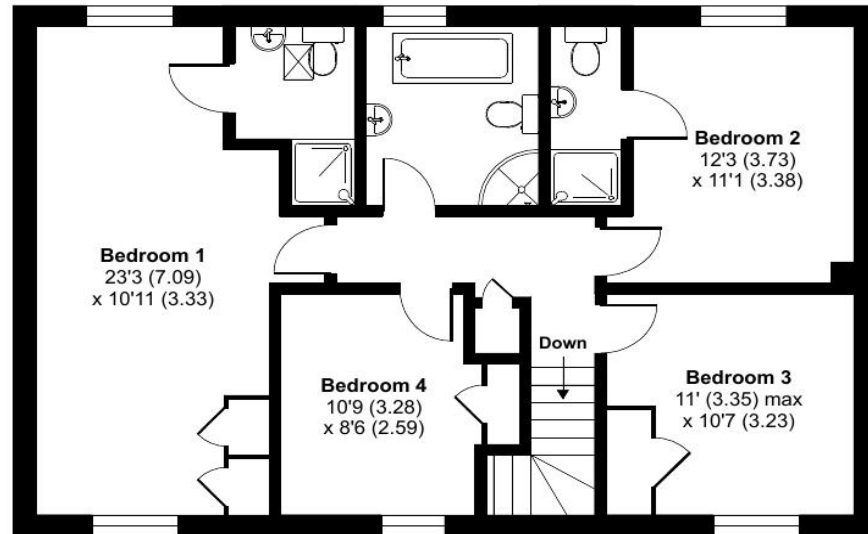
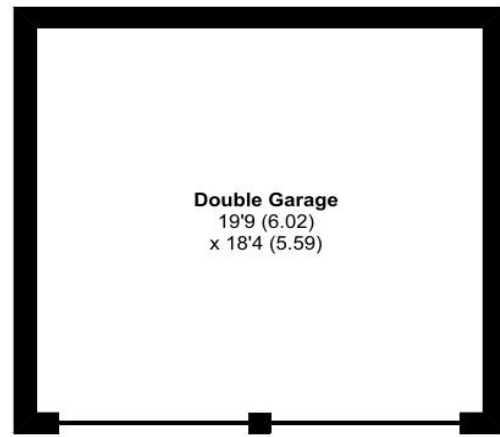
Merton Road, Watton, Thetford, IP25

Approximate Area = 1721 sq ft / 159.8 sq m

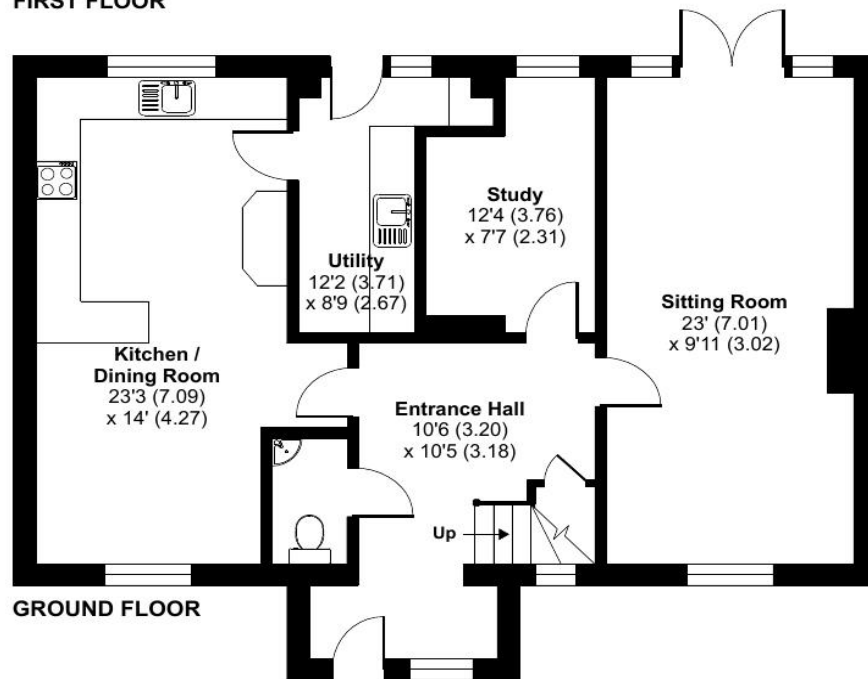
Garage = 364 sq ft / 33.8 sq m

Total = 2085 sq ft / 193.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1228581



Merton Road, Watton, Thetford, IP25 6QY

Very well presented, spacious, substantial detached four bedroom house situated with open countryside to both front and rear on the outskirts of Watton. This superb property has a lot to offer and includes three reception rooms, two en-suite shower rooms, cloakroom, utility room, double garage.

Guide Price £550,000 - £575,000 Freehold

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



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Situated in a fantastic location with open countryside to both front and rear, Longsons are delighted to bring to the market this very well presented, spacious, substantial detached four bedroom house. This superb property has a great deal to offer with three reception rooms (including kitchen/diner), two en-suite shower rooms, utility room, cloakroom with WC, double garage, parking for numerous vehicles, gardens, UPVC double glazing and much more.....

Briefly, the property offers, entrance hall, lounge, kitchen/dining room, office/study, utility room, cloakroom with WC, four bedrooms, two en-suite shower rooms, family bathroom, double garage, gardens, ample parking, oil fired central heating and UPVC double glazing.

WATTON

The well served market town of Watton is in the district of Breckland, 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.

Entrance Porch

UPVC double glazed entrance door to front.

Entrance Hall

10'6" (3.2m) x 10'5" (3.18m)
Stairs to first floor, UPVC double glazed window to front, radiator.

Sitting Room

23'0" (7.01m) x 9'11" (3.02m)
UPVC double glazed French doors opening to garden, fitted shelving units, UPVC double glazed window to front, two radiators.

Kitchen/Dining Room

23'3" (7.09m) x 14'0" (4.27m)
Fitted kitchen units to walls and floor, quartz work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with ceramic hob and extractor hood over, integrated dishwasher, integrated fridge, tiles to floor, tiled splashback, UPVC double glazed windows to front and rear, radiator.

Utility Room

12'2" (3.71m) x 8'9" (2.67m)
Fitted kitchen units to walls and floor, work surface over, stainless steel one and half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, floor mounted oil fired central heating boiler,

UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear, tiled splashback, tiles to floor, extractor fan.

Study

12'4" (3.76m) x 7'7" (2.31m)
UPVC double glazed window to rear, radiator.

Cloakroom

Hand wash basin, WC, tiles to floor, radiator.

Stairs and Landing

Built-in cupboard housing hot water cylinder, loft access, radiator.

Bedroom One

23'3" (7.09m) x 10'11" (3.33m)
Built-in storage cupboard, built-in wardrobe, two UPVC double glazed windows to front and rear, two radiators, door to en-suite bathroom.

En-Suite Shower Room

Shower cubicle, wash basin, WC, fully tiled walls, Velux double glazed roof window, tiles to floor, radiator.

Bedroom Two

12'3" (3.73m) x 11'1" (3.38m)
UPVC double glazed window to rear enjoying far reaching countryside views, radiator, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin, WC, fully tiled walls, tiles to floor, extractor fan.

Bedroom Three

11'0" (3.35m) x 10'7" (3.23m)
Built-in wardrobe, UPVC double glazed window to front, enjoying far reaching countryside views.

Bedroom Four

10'9" (3.28m) x 8'6" (2.59m)
Built-in wardrobe, UPVC double glazed window to front, enjoying far reaching countryside views, radiator.

Bathroom

Four piece bathroom suite, comprising double ended bath with centrally mounted mixer tap and separate hand shower attachment, shower cubicle, wash basin, WC, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to rear, radiator.

Double Garage

19'9" (6.02m) x 18'4" (5.59m)
Two main up and over doors to front, external tap, electric power and lights.

Outside Front

Area laid to lawn with established monkey puzzle tree, driveway laid to shingle providing ample off road parking, gated access to bin area, gated access to hidden oil tank, outside light, external electric power socket, gated access to rear garden.

Rear Garden

Enclosed rear garden backing onto open countryside, laid to lawn, paved patio seating area, outside tap, external electric power socket, outside light, wooden fence and hedge to perimeter, shrubs and ornamental trees to beds, wooden garden shed, gated access to front.

Agent's Notes

EPC rating C72 (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.

- Detached Four Bedroom House
- Open Countryside to Front and Rear
- Three Reception Rooms
- Energy Efficiency Rating C72
- Utility Room
- Gardens
- Two En-suite Shower Rooms
- Double Garage
- UPVC Double Glazing
- Oil Fired Central Heating

