

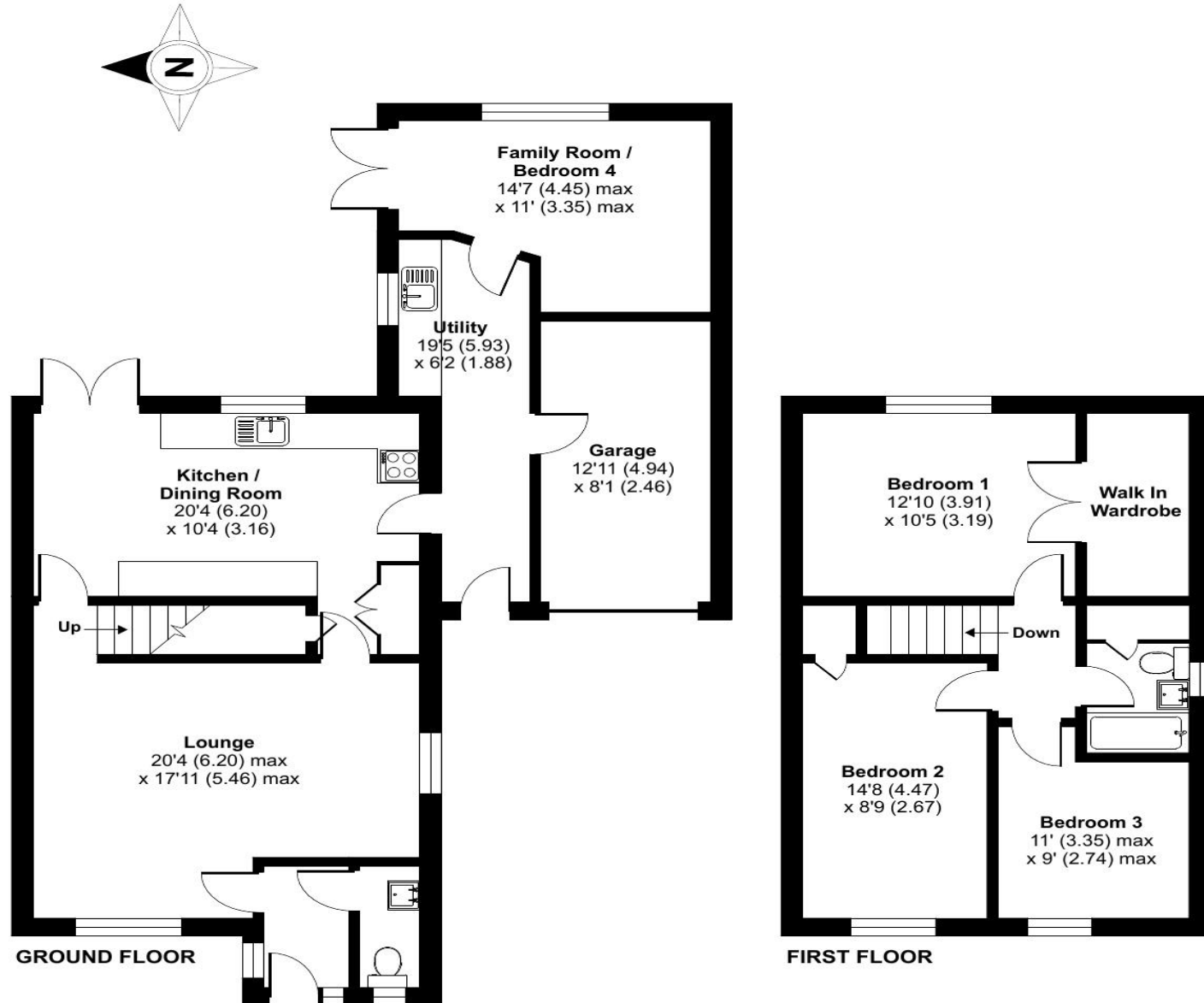
Priory Road, Watton, Thetford, IP25

Approximate Area = 1335 sq ft / 124.1 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1464 sq ft / 136. sq m

For identification only - Not to scale



Priory Road, Watton, Thetford, IP25 6PQ

Extremely well presented, fully updated, link-detached four bedroom house situated on a popular development in Watton. This absolutely fantastic property has much to offer & includes modern stylish kitchen/dining room, family room, cloakroom with WC, garage, gardens, parking & gas central heating!

Offers in Excess of £350,000 Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1339992



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Stairs & Landing

Loft access.

Bedroom One

12'10" (3.91m) x 10'5" (3.18m)

Large walk in storage cupboard, UPVC double glazed window to rear, radiator.

Bedroom Two

14'8" (4.47m) x 8'9" (2.67m)

UPVC double glazed window to front, two built in storage cupboards, radiator.

Bedroom Three

11'0" (3.35m) Max x 9'0" (2.74m)

Max

UPVC double glazed window to front, radiator.

Bathroom

Modern bathroom suite comprising bath with shower over and shower screen, wash basin and WC both set within fitted cabinet, built in storage cupboard, towel radiator, fully tiled walls, extractor fan, obscure glass UPVC double glazed window to side.

Outside Front

Very well maintained front garden laid to lawn, shrubs and plants to borders, driveway laid to block paving providing off road parking for several vehicles,

outside light, gated access to rear garden.

Garage

Electric motorised roller door to front, entrance door opening to utility room, electric, power and light.

Rear Garden

Very well presented rear garden laid to lawn, paved patio seating area, wooden decked seating area, wooden garden shed, outside light, outside tap, wooden fence to perimeter, gated access to front.

Agent's Note

EPC rating C71 (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.

- Superb Spacious Link Detached House
- Four Bedrooms
- Stylish Kitchen/Dining Room
- Energy Efficiency Rating C71
- Very Well Presented Gardens
- Garage & Off Road Parking
- Gas Central Heating
- UPVC Double Glazing

Situated on a popular development in Watton, Longsons are delighted to bring to the market this extremely well presented, fully updated, link-detached four bedroom house. This absolutely fantastic property has much to offer and includes modern stylish kitchen/dining room with integrated appliance, family room, cloakroom with WC, garage, very well presented gardens, parking, UPVC double glazing & gas central heating!

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance porch, cloakroom with WC, lounge, kitchen/dining room, utility room, family room/bedroom four, three further bedrooms, garage, parking, gardens, gas 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. 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. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Porch

UPVC double glazed entrance door to front with window to it's side, radiator.

Cloakroom

Hand wash basin, WC, towel radiator, obscure glass UPVC double glazed windows to front and side, tiled splashback, tiles to floor.

Lounge

20'4" (6.2m) Max x 17'11" (5.46m)

Max

Feature fireplace with inset gas fire, UPVC double glazed window to front and side, two radiators.

Kitchen/Dining Room

20'4" (6.2m) x 10'4" (3.15m)

Modern stylish fitted kitchen to walls and floor, quartz worksurface over, composite one and a half bowl sink unit

with mixer tap and drainer, integrated fridge/freezer, integrated double electric oven and combi microwave oven, integrated ceramic hob with extractor hood over, integrated dishwasher, UPVC double glazed French doors opening to rear garden, under stairs storage cupboard/pantry, vertical radiator, kick board heater, under counter and kick board LED lighting, UPVC double glazed window to rear.

Utility Room

19'5" (5.92m) x 6'2" (1.88m)

Fitted kitchen units to floor, worksurface over, one and a half bowl sink unit with retractable mixer tap, space and plumbing for washing machine, space for tumble dryer, wall mounted modern gas central heating boiler, tiles to floor, UPVC double glazed entrance door to front, entrance door to garage, radiator.

Family Room/Bedroom Four

14'7" (4.45m) Max x 11'0" (3.35m)

Max

Tiles to floor, UPVC double glazed window to rear, radiator.

