



High Street, Watton Thetford IP25 6AW

welcome to

High Street, Watton Thetford

> > ANNEXE AIRBNB!! A four bedroom semi-detached house, accompanied by a two bedroom annexe, (currently used as an AIRBNB generating ADDITIONAL INCOME), presented in excellent order throughout, boasting off-street parking, generous gardens and offered for sale with NO ONWARD CHAIN!



The Accommodation

Entrance Hall

Tiled flooring, radiator, staircase rising to first floor accommodation, external entrance door to front.

Lounge

14' 9" x 13' 9" (4.50m x 4.19m)

Solid pine flooring, multi-fuel burner, bay double glazed window with made-to-measure blinds to front.

Dining Room

13' 8" x 11' 8" (4.17m x 3.56m)

Solid pine flooring, multi-fuel burner, double glazed french doors to rear aspect.

Kitchen

13' 10" x 9' 9" (4.22m x 2.97m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, ceramic sink with mixer tap and drinking water tap over, , range cooker with extractor over, radiator, double glazed windows to side aspect.

Utility Room

7' 9" x 5' 3" (2.36m x 1.60m)

A range of wall and floor mounted units with work surfaces over, ceramic sink, external entrance door to side, double glazed window to side.

Ground Floor Shower Room

Part tiled suite comprising low level w.c, shower cubicle, hand wash basin, tiled flooring.

Bedroom 1

14' 7" into bay x 13' 10" (4.45m into bay x 4.22m)

Solid pine flooring, fitted wardrobes, Victorian fireplace, secondary glazed sash bay window with made-to-measure blinds to front aspect, radiator.

Bedroom 2

13' 9" x 10' 2" (4.19m x 3.10m)

Solid pine flooring, built in wardrobe, radiator, secondary glazed sash window to side aspect.

Bedroom 3

13' 11" x 10' (4.24m x 3.05m)

Carpet flooring, radiator, double glazed window to side aspect.

Bedroom 4

17' 3" x 9' 7" (5.26m x 2.92m)

Carpet flooring, radiator, built-in wardrobe, velux window to rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, free-standing bath, tiled flooring, secondary glazed sash window to front aspect.

The Annexe

Kitchen

6' 11" x 6' 7" (2.11m x 2.01m)

A range of wall and floor mounted fitted kitchen units with solid wood work surfaces over, gas hob, electric oven, extractor, tiled splashbacks, three-point staircase rising to first floor accommodation.

Lounge

14' 6" x 11' 1" (4.42m x 3.38m)

Tiled flooring with underfloor heating (water-fed), double glazed window to front aspect, French doors to rear aspect.

Bedroom 1

13' x 11' 2" (3.96m x 3.40m)

Carpet flooring, radiator, Velux windows, double glazed window to side aspect.

Bedroom 2

8' 5" x 7' 6" (2.57m x 2.29m)

Carpet flooring, radiator, Velux windows.

Shower Room

Tiled suite comprising low level w.c, shower cubicle and vanity hand wash basin.



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welcome to

High Street, Watton Thetford

- Four bedroom semi-detached house
- Two bedroom annexe
- Off road parking
- Town centre location
- Retained character features

Tenure: Freehold EPC Rating: E

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT107393 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk