



**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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## 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

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT107393 - 0004

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